
Site Address:	31 Billy Road, Hayling Island, PO11 0FA		
Proposal:	Single storey side extension.		
Application No:	APP/21/00494	Expiry Date:	13/08/2021
Applicant:	Mr Stephen Bull	Case Officer:	Paige Harvey
Agent:			
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises part of a recently completed residential development in the southern part of Hayling Island. 31 Billy Road comprises a two-storey semi-detached dwellinghouse of red brick and slate effect roofing construction. It benefits from two bedrooms and a conservatory added to the rear pursuant to Planning Permission APP/17/01077.
- 1.2 The dwelling lies approximately 3.5m from its southern boundary with No.29. To the south side of the dwelling towards the front lies its tandem car parking area, with an open area to the rear of that containing a detached shed structure. No 29 to the south lies approximately 900mm off the shared boundary with No.31, with a blank elevation facing the application site.

2 Planning History

APP/17/01077 - Erection of conservatory to rear., PERM,01/12/2017

3 Proposal

Single storey side extension with a footprint of 2.7m (wide) by 5m (deep) with a projecting bay window. It features a fully hipped roof with a maximum height of 3.7m. Materials are proposed to match those of the host dwelling.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Brenda Linger

No comments received

Councillor Clare Satchwell

No comments received

Councillor I Scott Hayling West

No comments received

County Ecologist, Strategic Environmental Delivery

Thank you for consulting me on this application.

The application is not accompanied by any ecological information and I have therefore carried out my own non-exhaustive desk-based assessment using the application documents, online sources and GIS mapping. Given the relatively limited extent of works I would not expect ecological impacts to occur.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Parking provision

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

7.3 It is noted that the original application for the construction of the property (APP/15/00919 Condition 20) removed Permitted Development rights for the construction of extensions, buildings or structures within the curtilage. The reason for the removal of these rights was to ensure satisfactory levels of amenity space were maintained given the limited plot depths available to the dwellings. In this case the proposal is to utilise a small area of the side amenity space which is dominated by the adjoining No.29 Billy Road, and the more usable garden area to the rear of the dwelling would remain.

(ii) Appropriateness of design and impact on the character of the area

7.4 The extension would infill part of the gap between Nos 29 and 31 Billy Road, albeit that this has already been eroded by the introduction of an outbuilding and is screened to a degree by a 1.8m close boarded fence. A gap of approximately 1.7m would remain between the extension and the built form of No.29 Billy Road at ground floor, with the original gap between the buildings at first floor retained. In a street scene comprising a mix of detached, semi-detached and terraced properties, the modest degree of infilling proposed in this case is not considered to harm the character of the area.

7.5 In terms of its relationship with the host dwelling, the extension is modestly proportioned and lies behind the main building line. Coupled with its hipped roof design, these factors will result in the addition appearing a sympathetic and subservient addition to the property, in accordance with the advice set out in the Havant Borough Design Guide SPD.

7.6 Overall the character and appearance of the proposal is deemed appropriate in context to the main building and its surroundings and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.7 The extension lies in a recessed and well screened location relative to nearby properties to the north and east, such that adverse impacts will not occur to these properties. To the rear of the site lies a small industrial estate which backs onto the application site.

- 7.8 In terms of the neighbouring dwelling to the south, No.29, whilst the extension will lie only 0.7m off the shared boundary, it will lie adjacent to, and be wholly screened by, a windowless wall. Lying behind the rear building line of No.29, no adverse impacts will occur to this property as a result of the works proposed.
- 7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking provision

- 7.10 The recessed location of the extension is such that the original car parking provision for the host dwelling is unaffected by the proposals.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the character of the area and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00494 subject to the following conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan
Block/Site Plan
Proposed plans and elevations AF SB 01/02

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.