
Site Address:	6 Wyborn Close, Hayling Island, PO11 9HY		
Proposal:	First floor side extension.		
Application No:	APP/21/00997	Expiry Date:	21/10/2021
Applicant:	Mr N Wilson		
Agent:	Mr P Walker	Case Officer:	Joseph Toole
	P Walker MRICS		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

6 Wyborn Close, Hayling Island, is located to the south east side of Wyborn Close within a cul-de-sac. The application site is a detached two storey property comprising of white render and concrete roof tiles. Vehicular access is Wyborn Close with parking to the front.

The property is located within a residential area with surrounding properties differing in style and design.

Note - Due to Coronavirus a site visit was not possible but the applicant/agent supplied photos of the application site which have been used to inform this decision.

2 Planning History

No relevant planning history.

3 Proposal

First floor side extension.

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)

Havant Borough Local Plan (Allocations) July 2014

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Leah Turner - Hayling East

No Comment.

Councillor M Wilson - Hayling East

No Comment.

Councillor R Raines - Hayling East

No Comment.

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: 8

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

- (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.

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

7.3 The proposed development would involve a first floor side extension above the existing kitchen and family room. It would be used as an extended bedroom area, two en-suites and a dressing room. The proposed first floor extension would have a width of approximately 5.2 metres, a depth of approximately 6.8 metres with a double pitched roof having a maximum height from ground floor level of approximately 6.7 metres.

7.4 The proposed extension would have blockwork and render with roof tiles to match the existing property. This is considered to be inkeeping with the context of the main

dwellinghouse.

- 7.5 The proposed alterations would be partly visible from the street scene. As the proposed extension would be lower than the existing ridge height of the main dwelling it is considered to appear subservient. It is considered to be of appropriate size to the plot and the retained amenity space therefore having a limited impact upon the street scene. Therefore, it is considered to be in keeping with the character of the area.
- 7.6 The design and appearance of the proposal is deemed appropriate in context to the main building 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 To the front of the property there would be a first floor window serving the enlarged bedroom in the proposed first floor extension. This view would face out onto the public highway and part of the side of No.5 Wyborn Close. Due to its position it is not considered to cause direct overlooking into the private amenity space of No.5 and would create similar views to that already established.
- 7.8 On the east side there would be a first floor window within the proposed first floor extension serving an en-suite. Due to possible overlooking concerns a condition requesting this window to be obscurely glazed and non opening below 1.7 metres floor level has been recommended. Furthermore, due to its distance away from surrounding properties the proposed extension is not considered to appear overbearing or result in the harmful loss of light.
- 7.9 To the rear there would be two first floor windows within the proposed extension serving an en-suite and dressing room. These views would face out onto the rear garden and due to its distance from neighbouring properties along with similar views already established on site it is not considered to cause harmful overlooking. Furthermore, as mentioned due to its distance away from surrounding properties the proposed extension is not considered to appear overbearing or result in the harmful loss of light.
- 7.10 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.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours 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/21/00997 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:

Location Plan and Site Plan
Proposed Elevations
Proposed First Floor Plan

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.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension building hereby permitted the window in the first floor on the east elevation facing No.5 Wyborn Close and No.16 Sea Front Estate shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and non opening below 1.7 metres from floor level and shall be retained as such thereafter.

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