
Site Address:	32 South Road, Hayling Island, PO11 9AE		
Proposal:	Single storey side and rear extension. Resubmission of previous application APP/15/00210.		
Application No:	APP/21/00579	Expiry Date:	14/07/2021
Applicant:	Mr & Mrs Friend		
Agent:	Mr M Davison	Case Officer:	Selina Donophy
	iDraw Limited		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a detached bungalow within an established residential area of properties of mixed character and age. The dwelling which lies on the east side of South Road occupies a relatively large plot.

2 Planning History

91/52684/001 - Erection of single storey self-contained annexe to rear, REF, 12/08/1991
APP/11/00959 - Crown lift to 5.3m, 2 No. Holm Oaks (T5 & T6) within A1 of TPO 0103., PERM, 20/06/2011
APP/14/00419 - Reduce 2m from east sector of 1No. Oak; reduce easterly sectors of 2No. Holm Oaks by 3.5m and remove any dead, crossing or epicormic branches; all within Area 1 of TPO 0103., PERM, 29/05/2014
APP/15/00210 - Single storey side and rear extension., PERM, 01/04/2015
APP/17/00353 - Erection of 1No. 1 bay carport with storage (Approved 18.05.17). Request to Discharge Condition No. 3 (30.05.17)., PERM, 18/05/2017
APP/17/00580 - This is an application for a 21 sqm carport with three open sides and a storage area attached to the rear, situated in a large area of land within the property. The carport is to be erected on an existing 120sqm inclined permeable drive where rainwater at present drains through and also runs off towards the front of the drive where there is a further 17m of gravel and lawn to the boundary of our property. The drive was professionally built and was specifically built to drain rainwater and therefore additional plans for surface water disposal are not necessary to be in place. The garden with lawn and flowerbeds spreads between the rear of the carport and the rear boundary of the property with a total distance of approximately 20m. We are not requesting to be connected to any of Southern Water services as there are no services to this carport. We trust this meets with all your requirements., UNK,
APP/21/00733 - 2no. Holm Oak - reduce south and east sectors 1metre harder than old pruning points, shape into top. 1no. Common Oak - Reduce east sector back to old pruning points and shape into top, subject to A1 of TPO 0103., UNK,

3 Proposal

Single storey side and rear extension. Resubmission of previous application APP/15/00210.

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
AL1 (Presumption in Favour of Sustainable Development)

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

Arboriculturalist, Havant Borough Council

There are trees subject to TPO along the road frontage which appear to be within 15m of the proposed extension. No Arboricultural information has been supplied, please could this be requested or a statement supplied as to why it is felt this isn't necessary.

Case officer comment : Statement has now been supplied by the applicant

Further Arboricultural Officer comment : No objection was raised on the previous application and no objection is raised again. The protected trees are outside the site and should not be affected by the proposed development

Councillor Brenda Linger

No comment

Councillor Clare Satchwell - Hayling East

No comment

Councillor I Scott Hayling West

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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
- (v) Trees

(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.

This application is a resubmission application of APP/15/00210 due to the elapse of time . The application proposal remains unchanged.

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

7.3 This proposal comprises a single storey side and rear extension with a pitched roof. The extension would have dimensions of approximately 5.5 metres depth, 4.4 metres to ridge height and 4.6 metres width and would create an additional bedroom , utility room and ensuite towards the rear- the property would also be extended toward the side to create a porch with new front door and front and rear velux rooflights- the building line would also come forward to form a level front elevation wall. Other alterations include a port hole window to the side and rear elevations of the extension alongside other alterations to fenestration to the side and rear.

- 7.4 The proposed extensions would be relatively modest in size, which would easily be accommodated within the plot. The design, whilst not hipped back like the main dwelling, is deemed to be generally subservient in appearance and would not appear overdeveloped or out of keeping with the host property.
- 7.5 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

- 7.6 To the north of the application site is no 34 South Road. The extensions would be located on the other side of the property away from no 34.
- 7.7 To the south of the application site is no 30 South Road. The proposed extension would be located on the side closest to this adjacent boundary however they would be set off the boundary by approximately 7 metres - the extension is not deemed to result in any overshadowing, overlooking or overbearing harm to no 30.
- 7.8 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

- 7.9 This proposal would result in one additional bedroom on site, bringing the total number of bedrooms to 2 which would require 2 parking spaces on site as specified in the Havant Parking SPD. Whilst a parking plan has not been provided with this application, the site could accommodate these spaces.

(v) Trees

- 7.10 Towards the west (front) of the site is an area of TPO woodland. Havant's Arboricultural Officer has been consulted in regards to this however they have upheld no objection following the re-submission of a tree statement by the applicant. It is noted that no further tree information was required by the application in 2015 also.

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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00579

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:

21.32 SOUTH Location and block plan, existing and proposed floor plans and elevations uploaded on the 04.06.2021

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.