
Site Address:	38 Wheatlands Avenue, Hayling Island, PO11 9SQ		
Proposal:	Replace existing conservatory with single storey rear extension.		
Application No:	APP/21/01073	Expiry Date:	31/12/2021
Applicant:	Mr Good		
Agent:	Mr Walker	Case Officer:	Denise Sheath
	Parkers Design		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

38 Wheatlands Avenue, Hayling Island, is a detached bungalow, constructed with red/brown brick with a section of white painted render to the centre of the front elevation of the property, the property has a pitched roof with hung roof tiles. The front of the property has a laid to law frontage with a hedge to the front and eastern boundary with entrance gates which lead to a hard surfaced area to the front of the detached garage. The rear garden is laid to lawn with a mix of boundary treatment consisting of 1.8m high close boarded fencing and hedging.

2 Planning History

None Relevant

3 Proposal

Replace existing conservatory with single storey rear 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
AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan

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

5 Statutory and Non Statutory Consultations

Environment Agency

No comments received

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: 28

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) Flood Risk

- (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 proposal seeks to demolish the existing rear conservatory and part of the rear south western elevation and replace with a single storey rear extension; the proposed extension would have a depth of 4.480m (3m from the original rear wall) with a width of 7.740m, the proposal would then drop in depth 3m and span the rest of the width of the dwellinghouse (3.15m) before dropping 1.450m in depth attaching to the south eastern rear elevation of the property.

7.4 The proposed roof design of the extension consists of two pitched roofs with rear facing gables, one of the pitched roofs will cover the main extension with the second over the smaller extension to the rear, they will have different maximums heights the main extension will have a maximum height of 4.693m and the smaller extension will have a maximum height of 3.1m, the eaves for both roofs will be the same height of 2.2m. The larger roof will have 2No. rooflights installed one on each side elevation of the roof slope.

- 7.5 As the proposed extension would be constructed to the rear of the main house it would not be readily visible from within the wider area. As such the extension would not have a significant or negative impact upon the visual amenity of the street scene or locality.
- 7.6 Notwithstanding the above, the proposed extension would not appear out of keeping in respect of its form, style or materials relative to the existing house and would not represent a significant negative impact upon the appearance or character of the host property or application site.
- 7.7 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

- 7.8 The proposal would face onto the parking area of flats to rear of the property with a distance of 34m to the rear facing elevation of the flats (No.s 177 & 179 Southwood Road). It is therefore considered that any impact upon these neighbouring properties would be considered minimal and acceptable.
- 7.9 The proposed extension would have a distance of 2m from the facing elevation of the neighbouring property to the east (No.40), this neighbouring property is set back further than the application site, the proposed extension would not protrude any further than the depth of the property. There are to be folding doors inserted in the this facing elevation of the larger rear extension which would have a 5m distance from the facing side elevation of the neighbouring property and would be partially screened by the boundary treatment along this shared boundary which consists of 1.8m wooden fencing with a mix of hedging at the same height. It is therefore considered that the impact upon this neighbouring property would be limited and acceptable.
- 7.10 The proposed extension would have a distance of 3m from the boundary and 5m from the facing elevation of the neighbouring property to the west (No.36a), this neighbouring property is set back further than the application site, the proposed extension would not protrude any further than the depth of the neighbouring property. There are to be no windows or doors inserted into this facing elevation the proposal would be partially screened by the boundary treatment and detached garage along this shared boundary. It is therefore considered that any impact upon this neighbouring property would be limited and acceptable.
- 7.11 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) Flood Risk

- 7.12 The property falls within Flood Zone 2, the proposed development falls within the definition of 'minor development' in relation to flood risk and does not require a consultation or further action.

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/21/01073 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:

Application Form - Received 05 November 2021
Flood Risk Assessment - Received 05 November 2021
Location Plan - Drawing No. P9 - Received 05 November 2021
Block Plan - Drawing No. P8 - Received 05 November 2021
Existing and Proposed Site Plan - Drawing No. P0 - Received 05 November 2021
Existing and Proposed Ground Floor Plan - Drawing No. P1 - Received 05 November 2021
Existing and Proposed Side Elevations Drawing No. P3 - Received 05 November 2021
Existing and Proposed Front and Rear Elevations Drawing No. P2 - Received 05 November 2021
Existing and Proposed 3d Drawings 1 to 4 - Drawing No.s P4 to P7 - Received 05 November 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.