
Site Address:	Paddock View, Northwood Lane, Hayling Island, PO11 0LS		
Proposal:	Part two storey, part single storey rear extension.		
Application No:	APP/15/00611	Expiry Date:	03/08/2015
Applicant:	Mr Van-Beers	Team:	Team 1
Agent:	Mr Walker	Case Officer:	Rachael McMurray
	Island Design		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The property is located on Northwood Lane on Hayling Island. It comprises a semi-detached, two-storey dwelling of brick and tile construction. There is a driveway at the front of the dwelling which provides on site parking for up to three vehicles. The rear garden is mainly laid to lawn and enclosed by a 1.8m high fence.

2 Planning History

None relevant

3 Proposal

Part two-storey, part single storey rear extension.

The two-storey extension would extend out by 6m and extend across half the width of the dwelling. The single storey element, which would have a flat roof and extend out to the same depth, would slot in next to the two-storey extension but with a 0.4m separation gap from the shared boundary with No. 3.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

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

5 Statutory and Non Statutory Consultations

None required.

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: 5

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 the design
- (iii) Impact upon residential amenity

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Appropriateness of the design

The two-storey extension would be set down from the ridge of the main dwelling and would feature a similar roof style to the main house. Matching materials are proposed and overall the extension would be a sympathetic addition. The single storey extension would feature a flat roof however, as this would be located at the rear of the dwelling, it should not detract from the character of the main house or the proposed two-storey extension.

(ii) Impact upon residential amenity

The attached neighbour has not been extended at the rear so the proposed extension would be more prominent to the occupier of this property. However, the two-storey element has been set back from the shared boundary so as to minimise the visual impact and reduce the potential for overshadowing. The proposal also meets the Council's 45 degree test as set out in the adopted design guidance.

The two-storey extension would also be visible to the neighbour at No. 5. However, the total separation distance between the two properties would be approx. 2.5m and the closest first floor rear facing window is positioned a further 3m away. Therefore the extension would fall within the 45 degree angle and as such, it is considered that there would not be an adverse level of loss of outlook or over shadowing from the two-storey extension.

8 Conclusion

The proposal is considered to be acceptable and is recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00611 subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external materials to be used shall match in type, colour and texture those on the existing building.
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 2012.
- 3 The development shall not be brought into use until a minimum of three parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site and location plan - P1
Existing and proposed elevations - P2
Section Plan - P3
Proposed first floor plan - P4
Proposed ground floor plan - P5
Existing first floor plan - P6
Existing ground floor plan - P7

Reason: - To ensure provision of a satisfactory development.