
Site Address:	7 Southleigh Grove, Hayling Island, PO11 0SH		
Proposal:	Rear/side extension.		
Application No:	APP/21/00864	Expiry Date:	24/09/2021
Applicant:	Mr & Mrs Goodman		
Agent:	Mr R Lilley	Case Officer:	Selina Donophy
	Lilley Architecture		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 This application site is a two storey, detached dwellinghouse located on the east side of Southleigh Grove, Hayling Island. The property has a pitched roof with a projecting gable to the front elevation and cat slide roof slope with a pitched roof dormer and the elevations comprise of brickwork with tiles to the roof. Towards the front is a pitched roof, detached double garage accessible via the driveway with space to park multiple vehicles.
- 1.2 To the north west of the application site is a path which leads across to agricultural land. Towards the front of the site, the road winds around some trees. The immediate streetscene of Southleigh Grove comprises of larger detached dwellings.

2 Planning History

None relevant

3 Proposal

Rear/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
AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan
E1* (High quality design)

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor Brenda Linger

No comment

Councillor Clare Satchwell - Hayling East

No comment

Councillor I Scott Hayling West

No comment

Countryside Access Team

Thank you for sending us this consultation. Please accept this response as being that of the Countryside Service, in relation to this application we are responding on behalf of Hampshire County Council as Highway Authority in respect of Public Rights of Way.

Comment:

Havant Footpath 94 to the east is unaffected by the proposals. We therefore have no objection.

Open Space Society

No comment 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: 4

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

(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. The boundary of the urban area lies immediately to the north of the site.

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

- 7.3 This proposal comprises a single storey side and rear extension. The side extension would be located on the north elevation of the property and would have a width of approximately 2.8 metres and would span the full side depth, projecting beyond the rear wall by approximately 1.85 metres. It would have a monopitched roof and would wrap around the rear elevation north east corner, incorporating the existing rear projection and forming a gable to the rear with a ridge height of approximately 4.45 metres. To the side would be a new window insert for the existing first floor side window. The extension would create a wc and utility room towards the front - the wc served by a window to the front elevation and the utility room with a window and door to the side elevation. To the rear of that would be an enlarged kitchen/dining space served by 3 rooflights within the side elevation roof slope and bi-fold doors with windows to the rear elevation. Proposed materials include brick and roof tile both to match existing.

- 7.4 The proposed extension is judged to be acceptable in both scale and design when judged within the context of the host dwelling and the immediate streetscene. The property is set back from the road, partially screened by the existing garage and the extension would be set at single storey level, where it would not be highly visible. The materials would be in keeping with the existing property and is considered an acceptable addition.

- 7.5 Havant footpath 94 runs to the east (rear) of the site. The Countryside Access Team have therefore been consulted and have no objection to the proposal as this will not affect the footpath.

- 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 south of the application site is no 9 Southleigh Grove. The extension would be located on the north side elevation of no 7 and therefore are not judged to result in any impact to the amenity of no 9.

- 7.8 To the north west of the application site is no 5A Southleigh Grove. The extension would be separated from no 5A by approximately 20 metres and would not result in any harmful overlooking or overshadowing impact on no 5A.

- 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.

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/21/00864

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 and block plan uploaded on the 12.08.2021
Proposed elevations uploaded on the 12.08.2021
Proposed floor and roof plans uploaded on the 12.08.2021

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.