
Site Address:	20 St Leonards Avenue, Hayling Island, PO11 9BW		
Proposal:	Two storey rear extension and alterations.		
Application No:	APP/16/00942	Expiry Date:	07/11/2016
Applicant:	Mr M Scheelings		
Agent:	Mr R Lilley	Case Officer:	Bee Crawford
	Lilley Architecture		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is an older style two storey detached property which is currently being refurbished. It has a brown tiled pitched roof and elevations of red multibrick and cream painted rough render. The site is level and open to the front with hedging to the north and south. The rear garden has a depth in excess of 25 metres and is currently uncultivated with fencing ranging in height from 1.6 metres to 1.8 metres to the southern and eastern boundaries and partly open with shrubs to the northern boundary.
- 1.2 Two storey detached properties of a similar style lie to the north, south and opposite and the garden of a property in St Margaret's Road is to the rear. The area is of medium density with detached two storey properties and bungalows of similar and different age, style and design.

2 Planning History

APP/16/00939 - Prior notification for single storey development extending 5 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 3 metres and a maximum height of 3.25 metres., GPDC, 07/10/2016.

3 Proposal

Two storey rear extension and alterations to include the provision of a new canopy over the front door and roof windows to the north and south roof slopes. .

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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None.

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: 1

Comment	Officer Comment
The proposal will severely limit the light to the conservatory of number 18 St Leonards Avenue	See Section 7 below.

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 proposal is to the rear and front of the dwelling and part of it would be visible from the public realm, although property is approximately 10 metres from the highway, and the element of the scheme to the front is to renew the render and provide a new canopy over the front door. The development would result in a generous increase in the volume of the original property, however it is considered that this can be adequately accommodated within the extent of the site and sufficient amenity space would be retained in the rear garden area.

7.4 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

- 7.5 The proposed two storey rear addition would project 5 metres beyond the original wall of the existing dwellinghouse, and whilst the extension would be substantial it is a continuation of the existing property and does not extend beyond the side elevations of the house, and follows the line of the existing ridge. Although the proposal will be built close to the northern boundary, the property at number 22 benefits from a similar type of addition
- 7.6 There is a distance of 1.3 metres to the southern boundary with number 18 and concerns were raised with respect to the scheme severely affecting the light to the conservatory of this property which is built close to the shared boundary. A 45 degree angle test was carried out as set out under the adopted supplementary planning guidance of the Borough Design Guide, and whilst there could be some bearing, the degree of impact is not considered so great as to constitute a defensible reason for refusal.
- 7.7 There are no windows in the side elevation of the scheme, although there are two proposed rooflights in the northern and southern roof slopes. The height of the lower edge of the windows is shown to be more than 1.7 metres above the floor level of the rooms in which they are to be installed and it is therefore judged the windows would not give rise to any additional overlooking to the neighbouring properties. The back elevation of the proposal would be in excess of 20 metres from the rear boundary of the application site, and the properties to the rear are considered to be a sufficient distance away for any impact to be negligible.
- 7.8 Consequently, it is considered that the proposal is unlikely to 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 to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

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/16/00942 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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg No. 388 PL01 Rev 02	Location plan, existing and proposed block plan
Drg No. 388 PL02 Rev 00	Existing floor and roof plans
Drg No. 388 PL03 Rev 00	Existing elevations and section plan
Drg No. 388 PL04 Rev 01	Proposed floor and roof plans
Drg No. 388 PL05 Rev 01	Proposed elevations and section plan

Reason: - To ensure provision of a satisfactory development.