
Site Address:	101 Church Road, Hayling Island		
Proposal:	Single storey rear extension.		
Application No:	APP/16/00856	Expiry Date:	13/10/2016
Applicant:	Mr & Mrs Magee		
Agent:	Mr C Curnow	Case Officer:	Tina Pickup
	Thorns - Young Ltd		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

101 Church Road is a new 2 storey dwelling nearing completion but not yet occupied. It is the northern most dwelling on the west side of Church Road and lies within the urban area and just outside Flood Zone 2 and 3. There is a line of trees on its northern boundary which also demark's a culvert ditch. The site was originally part of No 99 to the south which benefited from a large site with paddocks and stables to the west. No 99 has a flat roofed single storey rear extension.

The new dwelling, now the application site, was permitted under 06/70557/001 in June 2006 and condition 7 removed permitted development rights for further extensions. The reason for this was a requirement by the Environment Agency to protect a 3m buffer from the ditch from any development. The garden boundaries are not yet divided with fences but the intended subdivision of the site will result in the new dwelling No 101, having the larger site with the land and stables to the west. The dwelling has been constructed slightly further east than shown on the approved plans, such that its rear elevation is some 800mm staggered to the east of the two storey rear element of No 99.

No 99 is also the subject of a current application for a first floor addition above the existing ground floor extension (APP/16/00863 refers).

2 Planning History

05/70557/00 - Outline for one dwelling utilising altered access to Church Road - Withdrawn

06/70557/001 - Construction of a detached 3 bed dwelling with associated car parking utilising an altered access to Church Road Permitted 05/06/2006

09/70557/002 - Discharge of condition 2,3,5 and 6 of 06/70557/001

09/70557/003 - Two storey rear extension and single storey front extension (at No 99), Refused 19/01/2010 Appeal split decision - 2 storey rear dismissed; single storey front allowed 28/5/2010

3 Proposal

The proposal is for a single storey rear extension having a length of 4.8m and width of 4.6m set at the southern end of the rear elevation. The height would be 2.8m. It would be constructed on matching bricks.

Amended site and block plans have been received correcting the siting of the dwelling

in relation to No 99 as well as the intended subdivision of the plots.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Borough Design Guide SPD 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environment Agency - none received

Property Services Manager - none received

Southern Water - exact position of surface water sewers must be determined; no development or new tree planting within 3m; no new soakaways within 5m; formal application for connection to the public foul and surface water sewer required; suitable disposal of surface water to follow given priority;

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: 2

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary:

Comment:

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) Impact upon the streetscene
- (iii) Impact upon residential amenity

(i) Principle of development

The application site is just situated within the urban area (the CS17 boundary runs along the northern boundary of the site) where further development is considered acceptable subject to the usual development control criteria. The site is of sufficient size to accommodate the proposed extension with a large garden including the paddocks/stables. The extension has been staggered away from the northern boundary to maintain the required 3m separation from the watercourse.

(ii) Impact upon the streetscene

The proposed single storey rear extension will not be visible from the Church Road roundabout due to the tree screening. There are no public footpaths so whilst a flat roof is not an optimum design solution it will not actually be harmful to any public viewpoint.

(iii) Impact upon residential amenity

The proposed 4.8m rear extension would approximately align with the existing single storey rear extension at No 99. Accordingly there would be no overshadowing effect or other harm to the amenity of the occupiers of 99.

8 **Conclusion**

Although flat roofed extensions are not encouraged, this is to the rear and would not be publicly visible. On balance the proposal would not cause any material harm and is recommended for permission.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00856

(A)

(B) 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:
1:1250 Site Location Plan received 16/09/2016
1:500 Block Plan received 16/09/2016
Rear Extension Drg No. 9169.16
Reason: - To ensure provision of a satisfactory development.