
Site Address:	21 West Haye Road, Hayling Island, PO11 9RN		
Proposal:	Single storey rear extension and relocation of flue.		
Application No:	APP/16/00165	Expiry Date:	21/04/2016
Applicant:	Mrs Ford		
Agent:		Case Officer:	Emma Chisnall
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

21 West Haye Road is a detached white rendered bungalow with a concrete tiled roof. The dwelling is on level ground and there appears to be a side extension along the east elevation which has been constructed in the past. The amenity space to the front is moderate in size and hard-surfaced for the provision of parking for two cars. The hard-surfacing stretches across the west side of the dwelling and leads to a garage located behind the dwelling to the rear. The boundary to the front of the dwelling is metal fencing which is open and does not provide substantial privacy.

To the rear of the dwelling the amenity space is part hard-surfaced with the rest used as garden space. The amenity space is significant in size and is surrounded with a fence boundary approx 2m high.

2 Planning History

None

3 Proposal

Single storey rear extension measuring approximately 11.8m deep, 7.6m wide and 5.6 m high. The garage is proposed to be set further back along the proposed extension.

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
AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Council Design Guide Dec 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environmental Health Comment:

No adverse comments regarding the flue although the applicant must ensure that it is properly fitted, only use smoke-free fuels and the flue and burner are maintain regularly as per manufacturer's instruction. I would also like for the general informative for Dust suppression, Working hours and No bonfire on site whilst the development takes place to be inserted, should we be minded to grant this application.

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: An objection was received but subsequently withdrawn.

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 character of the area
- (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. The proposed extension will allow a lounge and dining room to be built to the rear of the dwelling with the installation of two new access doors and windows. The garage will remain the same size but will be moved further to the rear of the proposed extension.

(ii) Impact upon the character of the area

The extension although large is located to the rear of the dwelling and is mostly hidden from the street view and public domain. The north east elevation shows that from the streetscene the extended roofline would be viewable but it is not considered that this would detract significant visual amenity nor impact the character of the area due to the variety of housing design and shape along West Haye Road.

The proposed materials to be used will be matching to that of the existing dwelling which will help the proposed works look in keeping to that of the existing dwelling and maintain character.

(iii) Impact upon residential amenity

The proposed works to No 21 will extend into the rear amenity space by approx 11.8m however as No 21 has a substantially sized garden area it is considered that even with the proposed extension there will still be adequate space available to the dwelling.

The development is proposed to be at single storey and will be set away from the boundary shared with No 19 by 4m and No 23 by 1m which is the existing distance as the elevation line is continued to the rear. The distance between No 21 and No 19 and No 23 should ensure that the bulk and mass of the development does not appear dominant and coupled with the screening in place should ensure amenity is protected. Rooflights are proposed along the south east and north west elevation but due to the height of 3.5m within the roof it is considered this should not lead to over-looking nor a loss of privacy.

Windows are proposed along both side elevations of the extension however it is considered that amenity to No 23 should be protected due to the neighbouring garage which is positioned along this shared boundary, the adequate screening in place and that on balance there is already an established element of over-looking caused from the existing conservatory to the rear of the dwelling. It is therefore considered that the proposed new windows should not lead to significant additional loss of privacy.

In regards to No 19 and from having the distance between itself and No 21 at 4m it is not considered the works would cause a significant impact. No 21 does have an existing element of over-looking from the southeast window and existing conservatory and it is considered that the new windows would be screened by the boundary already in place. Due to these measures it is considered the proposed works should not lead to a significant loss of privacy.

The proposed works are single storey which should ensure that the impact on light to neighbouring properties would be limited and acceptable.

8 **Conclusion**

21 West Haye Road occupied a plot with generous space to the rear. The curtilage can accommodate the side and rear extension to the size and scale proposed without unacceptably compromising the residential amenities of the neighbouring dwellings or character of the area. The application accords with the requirements of the adopted Local Plan (Core Strategy) policy CS16 and can be considered acceptable for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/16/00165 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 Compulsary 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:
Proposed and Existing Elevations, Section Drawing, Location and Site Plan:
Drawing No 10683-GA-002 Rev C
Existing and Proposed Ground and Roof Plan: Drawing No 10683-GA-001 Rev B
Reason: - To ensure provision of a satisfactory development.
- 4 The extension hereby permitted shall be single storey only and no first floor accommodation shall be provided unless otherwise agreed in writing by the Local Planning Authority.
Reason: To accord with the terms of the application and to prevent overlooking to adjoining properties having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.