
Site Address:	20 St Marys Road, Hayling Island, PO11 9BY		
Proposal:	Single storey rear extension and new front boundary wall with gate.		
Application No:	APP/15/01323	Expiry Date:	26/01/2016
Applicant:	Mrs Perkins	Team:	Team 2
Agent:	Mr Power	Case Officer:	Emma Chisnall
	Thorns Young Ltd		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

20 St Mary's Road is situated in a residential area and is a detached bungalow with brick brown walls and a concrete roof. The dwelling is on level ground and has adequate amenity space to the front of the dwelling which is part hard-surfaced for the parking of two cars and part lawn. A driveway runs along the west elevation of the dwelling and leads to the garage situated beyond the rear elevation. The amenity space to the rear of the dwelling is large in size and is part hard-surfaced in a small area with the rest as lawn and garden space.

The dwelling has adequate screening around the curtilage consisting of 3m high hedging on the east side running the length of the garden. Along the west curtilage screening is provided from the garage which leads to lower 1.3m fencing between No 20 and No 18.

2 Planning History

APP/15/00909 Single storey rear extension; raise height of existing roof; addition of front and rear dormers including Juliet balcony to rear- Permitted

3 Proposal

Single storey rear extension and new front boundary wall with gate. The existing conservatory will be demolished and replaced with a single storey rear 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

Property Services Manager Comments:

No adverse comments in regards to this application.

Hampshire Biodiversity Information Centre Comment:

The site is within 50m of a roosting site for the protected and notable species of Long-Eared Bat.

Comment: It is considered that the works proposed to No 20 should not impact the roosting ground and the species should not be disturbed.

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: 1

Summary:

Original Comments: Concern over a loss of light from the proposal and over-looking caused by the ground floor window on the west elevation.

New Comments: The amended plans address the issues raised previously.

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 proposal will convert the existing conservatory into a living room and extend the rear of the dwelling to accommodate a lounge. The boundary wall and gate is proposed to be constructed along the north boundary only.

- (ii) Impact upon the character of the area

Along St Marys Road the boundary materials used, height and position varies significantly and therefore does not have a defined character. The adjacent neighbour at No 22 have a similar boundary wall as the proposal for No 20 which consists of

brick work 1.8m high with dividing pillars and a gate which covers the driveway. It is considered that due to the mix of boundaries along St Marys Road that the proposal would not look out of place. The proposal is of an adequate height and would not detract from the character of the area. The proposal would be in keeping to that of the adjacent neighbour and is therefore considered acceptable.

The proposed works to the rear of the dwelling would not be viewable from the streetscene and therefore the public domain. Although it is noted the proposed works are significant in size, due to the position of the development and the hipped roof it is not considered that the proposal would detract from the character of the dwelling nor area. The proposal can therefore be considered acceptable.

(iii) Impact upon residential amenity

The proposed boundary wall will not impact the amenity of any immediate neighbour along St Marys Road and is considered an acceptable development.

The proposed development works to the dwelling at No 20 involve extending to the rear and altering the west elevation to include an additional window at ground floor level. A site visit was undertaken and plans have since been re-submitted to address concerns in relation to the size and bulk of the extended roof and side window position. It is now considered that due to the new position of the window on the ground floor that privacy will be protected and the dwelling at No 18 should not be over-looked. The amendment to the roof on the rear extension will reduce the potential harm caused and it is considered that due to the position of the extension being set away from No 18 and the distance created by the driveway that there should not be a negative impact caused to No 18s residential amenity.

It is considered that the proposed extension to the east of No 20 is large in size and slightly disproportionate to the existing dwelling. Amendments have been made to reduce the bulk of the extension by making the roof hipped instead of gable ended. This amendment has improved the appearance of the extension and has reduced any potential loss of amenity to the neighbours at No 22 St Marys Road. Adequate screening is in place via a 3m hedge (which would require some reduction in width but is intended to be retained) between No 20 and No 22 and as the proposal will be set off the boundary this will reduce the impact further. The proposal can therefore be considered acceptable.

8 Conclusion

No 20 St Marys has adequate amenity space for the proposed extension and the space available should ensure that there is no significant loss of amenity to the immediate neighbours nor a negative impact on the character of the area. Therefore the proposal is considered to accord with the requirements of the adopted 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/15/01323 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:

Revised Proposed Front, Side and Rear Elevations Plan, Existing and Proposed Ground Floor Plan, Proposed Boundary Wall and Gate: Drawing No 8136.15 REV B

Location Plan: Order License Ref 01893814

Wall and Gate Plan: Order License Ref 01893813

Block Plan: Order License Ref 01893813

Reason: - To ensure provision of a satisfactory development.

- 4 The development hereby permitted shall be a mutually exclusive alternative to the development granted planning permission under planning permission ref: APP/15/00909 and shall not be carried out in combination with that consent.

Reason: To accord with the terms of this application and to ensure a satisfactory development in the interests of the character and appearance of the area having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.