
Site Address:	35 Beach Road, Hayling Island, PO11 0JB		
Proposal:	First floor rear extension and gable roof alignment.		
Application No:	APP/16/00693	Expiry Date:	30/08/2016
Applicant:	Mr J Newman		
Agent:	Mr S Lambert	Case Officer:	Emma Chisnall
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

35 Beach Road is a large detached dwelling which is situated on level ground and is constructed of red brick walls with a concrete tiled pitched roof. The dwelling has character and reflects period features in its design.

The amenity space to the front of No 35 is moderate in size and is hard-surfaced for the provision of parking 2 cars with off road parking also available. The rear amenity space is substantial in size and is mostly used as lawn with a disused garage along the rear curtilage boundary and another single storey brick structure along the south boundary.

The rear curtilage boundary is constructed with a range of materials. To the north the boundary is approximately 1.8m high brick wall which drops to 1m in height half way along the amenity space with hedging and trees providing additional screening. To the south the boundary is constructed of a high level wall providing an adequate boundary between No 35 and the neighbouring property.

2 Planning History

None

3 Proposal

First floor rear extension and gable roof alignment to provide an extension to the existing first floor bedroom.

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 Design Guide Dec 2011

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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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. In principle the development is considered to be acceptable subject to planning conditions.

(ii) Impact upon the character of the area

The proposed works are positioned to the rear of No 35 and would therefore be not be readily visible from the streetscene and public realm. Therefore the works should not impact the visual amenity of the streetscene and from using matching materials to that of the existing, the development should not detract from the character nor look out of place to No 35.

The development is considered to be of sound design and should not appear bulky nor obtrusive as the works will not extend past the side elevation nor the elevation of the existing rear single storey extension.

It is noted that the gable design for the roof is a bulkier design to that of a hipped roof form,, however as this is considered to not adversely impact the outlook from either immediate neighbour it is felt the level of any impacts caused is not significant enough to warrant a change of the roof design. Therefore the development can be considered acceptable.

(iii) Impact upon residential amenity

It is considered that the dwelling to the north (No 37) should remain unaffected by the proposed works due to the distance between the dwelling's and that the proposed extension should be mostly screened by the existing development.

The proposed works to No 35 will be set off the boundary and will not extend past the existing elevations. The dwelling to the south is also set away from the boundary and between both dwellings are garages/out houses which run alongside (in closer proximity) to the shared boundary, providing further separation, distance and screening. The proposed extension will extend out at first floor level but will not include the addition of any windows or doors along the south elevation meaning privacy levels between the neighbours should be maintained. Furthermore, due to the position of the works on No 35 it is considered light levels should also not be impacted to neighbouring dwellings and therefore the development can be considered acceptable.

8 Conclusion

No 35 Beach Road has adequate amenity space for the proposed first floor extension. The space available should ensure that there is only a minimal loss to the residential amenity of the neighbouring dwellings and a minimal impact to the character of the area. Therefore the proposal is considered to accord with the requirements of the adopted Local Plan (Core Strategy) policy CS16 and can be considered acceptable for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00693 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 proposed first floor rear extension window shown on drawing No 1201 (Proposed Elevations) shall be a Juliet style balcony only with no access onto any ground floor roof such as to form a balcony.
Reason: In the interests of the residential amenities of the adjoining residents and to accord with the terms of the application have due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Block and Location Plan: Drawing No 1100
Proposed Elevations Plan: Drawing No 1201
Existing Floor Plan: Drawing No 1203
Existing Elevation Plan: Drawing No 1200
Proposed Floor Plans and Roof Plan: Drawing No 1202

Reason: - To ensure provision of a satisfactory development.