
Site Address: 21 Westfield Avenue, Hayling Island, PO11 9AG
Proposal: Single storey side and front alterations incorporating new pitched roof over existing garage and cladding to front elevation.
Application No: APP/16/00196 Expiry Date: 20/04/2016
Applicant: Mr Barnden
Agent: Mr P Walker Case Officer: Emma Chisnall
Ward: Hayling West

Recommendation: **GRANT PERMISSION**

1 Site Description

21 Westfield Avenue is a large detached dwelling on level ground and is constructed of a yellow brick on the ground floor walls with a pebbledash first floor. The roof is pitched and constructed of a concrete tile. The front amenity space is moderate in size and used as garden space with an area of hard-surfacing to the side of the dwelling for the parking of two cars. There is also a garage on site which has a lean-to between it and the side of the dwelling. The rear amenity space is adequate in size and is used as garden space with a boundary mix of fence and wall approx 1.8m high. To the front of the dwelling the boundary is made of brick and is low and open at approx 0.5m high.

2 Planning History

None

3 Proposal

Single storey side and front alterations incorporating new pitched roof over existing garage and cladding to front elevation.

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary: In favour of the proposal. Consider it an improvement to the property and street view.

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 works are single storey height and would replace the existing lean-to with a solid extension building a utility and study into the existing dwelling as well as the existing garage.

(ii) Impact upon the character of the area

The proposed works include visual changes to the front of the dwelling and the side of the dwelling. The application wishes to replace the existing pebbledash on the first floor elevation with a boarded material instead. The brick walls are intended to be rendered and the proposal also includes using a slate tile material for the roof of the proposed extension instead of the existing concrete with the intention to replace existing tiles to match.

The proposed roof material is not considered to detract character from the area due to the examples of different roof tiling along Westfield Avenue. The boarding proposed to the front will be a new material not yet present along Westfield Avenue however as it is a mixed residential Avenue it is therefore considered to not look out of place. It is not specified which colour is proposed for the boarding and render within the application and as such, a condition will be requested for a sample to be submitted for approval before works commence. The property is also proposed to be rendered (rather than a brick finish) which due to the mixed design along Westfield Avenue is not considered to detract character from the area.

It is considered that the overall design of the proposed works offer visual improvements to the existing dwelling and are sound. There are examples of similar developments along Westfield Avenue and due to the size of the proposed extension being single storey and not extending past existing elevations, it is considered this should not appear bulky or intrusive to the streetscene.

(iii) Impact upon residential amenity

The development although in close proximity to No 23 should not cause a significant additional loss of amenity space. The proposed extension height will be increased by approx 1.2m from the existing flat roof of the garage which will be along the existing boundary line between the two dwellings. Comments have been made by No 23 in favour of the proposal and the positive impact it would have on the dwelling. It is considered that the proposed works should not cause a loss of light to No 23 and although the extension may appear larger and of more bulk, the overall extension height would be 2.3m which is considered acceptable. The proposed works do not include any additional windows to the side elevation.

No 17 Westfield Avenue should not be impacted by the proposed works and will only be able to view a minor change to the front porch area which will not impact or affect privacy nor cause over-looking or shadowing.

It is considered that the property located to the rear of the application site (no 18) should be significantly away so as not to be impacted or affected by the moving of the access doors and windows already in place at the back to No 21.

8 Conclusion

No 23 Westfield Avenue occupies a plot with generous space to the rear and adequate space to the side. The curtilage can accommodate the proposed front and side extension to the size and scale proposed without compromising the residential amenities of the neighbouring dwelling 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/16/00196 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 development hereby permitted shall be carried out in accordance with the following approved plans:
Site/Location Plan: Reference No 01963381
Existing Ground Floor Plan Received 24th February 2016
Existing Elevations Plan Received 24th February 2016
Proposed Elevations Plan Received 24th February 2016
Proposed Ground Floor Plan Received 24th February 2016
Section Drawing Plan Received 24th February 2016
Reason: - To ensure provision of a satisfactory development.
- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.