
Site Address:	Windsong, Ferry Road, Hayling Island, PO11 0DG		
Proposal:	Ground and first floor rear extensions.		
Application No:	APP/16/00852	Expiry Date:	19/12/2016
Applicant:	Mr & Mrs Atkins		
Agent:	Mr M Critchley	Case Officer:	Bee Crawford
	Martin Critchley, Architect		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern three storey detached property situated at the western end of Ferry Road. It has a grey slate tiled mansard roof and elevations of yellow multibrick and white painted render. The site is level with a 1.8 metre high wall and gate to the front leading to a concrete drive, parking area and shrubs with a 1.8 metre high wall to the west and a 1.8 metre high fence to the east. There is a gate leading to the rear garden which is mainly laid to lawn with patio areas, a shed and shrubs, enclosed by a 1.8 metre high fence to the east and a wall and fencing ranging in height from 1.6 metres to 1.8 metres to the west, with a jetty to the rear into Langstone Harbour.
- 1.2 A three storey detached property is to the west, single storey detached properties in The Kench are to the east and Langstone Harbour is to the rear. The area is of low density with two and three storey detached properties, detached single storey properties in The Kench of similar and different age, styles and design and the Ferry Boat Inn.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of single storey and first floor rear extensions.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
DM9	(Development in the Coastal Zone)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Harbour Office, Langstone Harbour Board

No objections to the proposal.

Arboriculturalist

No tree removal is required to facilitate this project.

The supporting arboricultural evidence is comprehensive and provided that the methodology prescribed in this MS & TPP report is strictly adhered to the retained trees will survive the development unscathed and to continue to grow on safely and healthily in the future.

Therefore I have no objections to this scheme in arboricultural terms.

If approved please condition the AIA, AMS and TPP.

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: 6

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) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Flood issues

- (i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

- 7.3 The proposal is a continuation of the existing property to the rear and would not be visible from the public realm. The scheme is for a single storey rear extension, a first floor extension infilling part of the existing balcony, a small extension to the depth of the remaining balcony area and an increase in the height of the balcony side screening by approximately 0.45 metres. The development, together with the existing additions would result in a generous increase in the volume of the original property, however it is considered that this can be adequately accommodated within the extent of the site and sufficient amenity space would be retained in the rear garden area.
- 7.4 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.5 Whilst the scheme does not extend beyond the existing side elevations of the property, the resulting building would be higher and deeper than the current property and is situated approximately 1 metre away from the western boundary, close to the windows of the neighbouring property to the west. A 45 degree angle test was subsequently carried out as set out under the adopted supplementary planning guidance of the Borough Design Guide, which verified the extension meets the requirements for adequate daylight to this property, therefore the overall impact is considered to be acceptable.
- 7.6 There is a distance of approximately 3 metres from the property to the eastern boundary and the rear elevations of the single storey properties in The Kench are a further 5 metres away. It is therefore deemed that any impact on these properties would be negligible.
- 7.7 New windows are proposed to both side elevations of the scheme at first floor, however there are existing windows in these elevations, subsequently there is already a degree of overlooking. Although there is a slight increase in the depth of the balcony, the overall area will be reduced and it is deemed this would not result in any additional overlooking to the neighbouring properties.

(iv) Flood Issues

- 7.8 The site is within Flood Zone 2, however the proposed development is for the construction of ground and first floor extensions, and will therefore not put the occupiers or employees of the emergency services at any additional risk in the event of a flood. The agent has submitted a flood risk assessment to confirm that appropriate flood risk measures have been considered. The development therefore meets the requirements of policy CS15 of the Havant Borough, Local Plan (Core Strategy).
- 7.9 Consequently, it is considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00852 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 shall be undertaken wholly in accordance with the Arboricultural Impact Assessment, Method Statement and Tree Protection Plan dated October 2016 supplied by Bernie Harverson, Arboricultural Consultant.
Reason: In the interests of the protection of nearby trees which contribute to the character of the locality, and having due regard to Policy DM8 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:

Drg No. 1632-101O	Location plan and proposed block plan
Drg No. 1632-103A	Proposed site plan
Drg No. 1632-201A	Existing floor plans
Drg No. 1632-301B	Existing elevations plan
Drg No. 1632-403C	Proposed floor plans
Drg No. 1632-404O	Existing and proposed roof plan
Drg No. 1632-503E	Proposed elevations plan

Flood Risk Assessment dated 23 August 2016
Arboricultural Impact Assessment, Method Statement and Tree Protection Plan dated October 2016

Reason: - To ensure provision of a satisfactory development.

