
Site Address:	Dolphins, Marine Walk, Hayling Island, PO11 9PQ		
Proposal:	First floor extension over replacement side extension		
Application No:	APP/15/00246	Expiry Date:	28/04/2015
Applicant:	Mr Johns	Team:	Team 1
Agent:	Mr P Walker	Case Officer:	Tina Pickup
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located within a loose knit of ribbon development with coastal views, facing north-west onto open land between Marine Walk and the harbour. The existing detached dwelling is of traditional design, being 1970's style buff brick with brown tile hanging panels and a shallow pitched roof, with forward gable projection including front first floor balcony. The property is set back from the road by some 11m with hardsurfacing for parking for 3 vehicles. The location of the dwelling is on a curve in the road with the dwelling slightly staggered in position relative to its immediate neighbours, and in particular to the dwelling to the south-west (The Haven - a chalet style bungalow), which affords additional spaciousness and separation at roofline. There is an existing flat roofed single storey side/attached garage which is within 1m of the south-western side boundary, which is fenced with a 1.8m high close boarded fence.

2 Planning History

06/60793/000 - two storey rear extension Refused 08/01/2007

07/60793/001 - rear single storey extension and conservatory (Resubmission) PP 30/04/2007

3 Proposal

This application involves adding a first floor over a replacement single storey side extension (of same footprint size) to enlarge existing bedrooms and provide an en suite above rather than providing additional rooms. This first floor extension would be 3m wide and 6.5m deep with eaves and ridge line to match the main house.

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)

and The Borough Design Guide SPD, Dec 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Southern Water - public foul sewer crosses rear of site - informatives needed & formal application necessary for any new connection to foul and surface water sewer

Hampshire Biodiversity Information Centre:

Within 50m Protected/notable species - Spiny Restharrow

Comment - the development is on footprint of existing extension and would have no impact on the identified ecological feature.

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: 0

Summary:

Comment:

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 streetscene
- (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.

(ii) Impact upon the streetscene

The slightly staggered siting of the dwelling relative to the adjacent chalet style dwelling, The Haven, to the south-west creates a sense of space around the existing roofline. The proposed extension, whilst infilling some of this gap by virtue of being a

3m wide first floor side extension, would not completely fill this space - there would remain a 1m separation to the side boundary and together with the offset siting of The Haven, which has a blank gable end facing the site, a reasonable amount of skyline would remain, commensurate with other spacings and gaps in the street scene. The proposal is therefore considered compliant with policy CS16 clause c) and the Borough Design Guide SPD para 5.38.

(iii) Impact upon residential amenity

The Haven to the south-west has a blank gable adjacent the site, and the proposal includes an obscure glazed window in the side elevation at first floor level - this would not impact on the occupiers of The Haven at all. Due to the orientation of the site, the depth and added first floor bulk would not have any significant overshadowing effect and as such the proposal would not cause any harm to the adjacent occupiers and is therefore considered compliant with policy CS16 clause e).

8 Conclusion

The proposed first floor side addition is considered appropriate to the street scene and would not have any undue impact on neighbouring residential amenity - it is therefore recommended for permission.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00246

(A)

(B) subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external materials to be used shall match in type, colour and texture those on the existing building.
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 2012.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site/Location Plan 1:1250 & 1:500
Existing ground floor
Existing first floor

Existing elevations
Proposed ground floor
Proposed first floor
Proposed elevations
Section Drawing

Reason: - To ensure provision of a satisfactory development.