
Site Address:	14 Manor Road, Hayling Island, PO11 0QJ		
Proposal:	Two storey side extension.		
Application No:	APP/16/00211	Expiry Date:	26/04/2016
Applicant:	Mr Edwards		
Agent:	Mr Critchley	Case Officer:	Emma Chisnall
	Martin Critchley, Architect		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

14 Manor Road is a large two storey detached dwelling which is constructed of white render with a brick trim along the bottom. The roof is constructed of slate tiles and is a gable ended pitched roof. The space to the front and side (north) elevation is adequate in size and has been hard-surfaced for the provision of parking three cars. The boundary is mainly open to the front to permit access for the cars with a moderate amount of fencing at 1m high. The boundary shared between No 14 and No 16 Manor Road is 2m fencing and this is continued around the curtilage at the back of the dwelling which is used as garden amenity space which is adequate in size.

2 Planning History

GEN/11/00598 - Proposed 2 storey side extension., 09/06/2011 11:38:32

3 Proposal

Two storey side extension measuring 2.9m deep, 7m high and 6.4m deep

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

Havant Borough Residential Parking and Cycle Provision SPD March 2010

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: 4

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. The proposed works will involve building a kitchen and utility room on the ground floor with a bedroom on the second floor. No new windows are proposed on the elevation facing No 16 but others are proposed on the front and rear elevations.

(ii) Impact upon the character of the area

The proposed extension is small in width and from being set back from the existing front elevation and down from the existing ridge height it will make the proposed development appear subservient to the original dwelling. These measures should help reduce the impact the extension has on the streetscene and make it look in keeping to the existing dwelling. The space available to No 14 is considered adequate to accommodate the extension without making the streetscene look cramped or over-crowded and should therefore not impact the character of the area. By using matching materials to that of the original dwelling it is considered the proposed works should look in keeping to that of the existing dwelling and not look out of place within the streetscene.

(iii) Impact upon residential amenity

It is considered that No 21 has adequate amenity space to accommodate the proposed works. The main impact caused would be to No 16 Manor Way however due to the size of the proposed works and that it will be set 1m away from the boundary line it should ensure the development does not appear over-bulky or intrusive to the outlook from No 16. No new windows are proposed along this elevation which will protect No 16 from being over-looked and its due to this measure that privacy should also be protected.

New windows and a bifold door are proposed to the front and rear elevation but due to the distance between No 12 and the rear neighbour (12m) and the distance between No 12 and the front neighbour (15m) it is felt that the proposed windows and door should not lead to a significant loss of privacy nor cause over-looking. With the existing windows in place already at first floor level it is noted that there is already an established element of over-looking.

The proposed development can therefore be considered acceptable.

8 Conclusion

No 14 Manor Road has adequate space for the proposed two storey side extension. The space available should ensure that there is no loss of amenity space 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 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/16/00211 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:
Location and Block Plan: Licence No 100046837
Proposed Floor Plans: Drawing No 1610-401B
Existing Floor Plans: Drawing No 1610-201O
Proposed Elevations: Drawing No 1610-201O
Existing Elevations: Drawing No 1610-301O
Reason: - To ensure provision of a satisfactory development.