
Site Address:	18 Selsey Close, Hayling Island, PO11 9SX		
Proposal:	Single storey rear extension with parapet and roof lantern. Garage conversion to front of property to study.		
Application No:	APP/16/01020	Expiry Date:	05/12/2016
Applicant:	Mrs M Reid		
Agent:	Mr P White	Case Officer:	Bee Crawford
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern detached two storey property and integral garage situated at the end of a cul-de-sac. It has a brown tiled pitched and hipped roof and elevations of red multibrick. The site is level and there is open vehicular access to the front with an area of block paving, open to the west and shrubs to the eastern boundary. The rear garden is laid to lawn with a patio area, workshop and shrubs. There is a 2 metre high fence to the western boundary and 1.8 metre high fences to the eastern and rear boundary.
- 1.2 Two storey detached properties of a similar design are to the east and west and the rear garden of a property in Bracklesham Road is to the rear. The area is of medium density with modern two storey detached properties and bungalows of a similar age and similar and different styles and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a single storey rear extension with parapet and roof lantern. Garage conversion to front of property to study, although it is noted this element of the scheme does not require the benefit of planning permission.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)

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: 1

Comment	Officer Comment
Object to the scheme due to effect on daylight, privacy and outlook.	See section 7 below.

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 would be attached to the rear of the property and would be partially visible from the public realm. The development is to replace the existing conservatory with a larger extension and would result in a reasonable increase to the original footprint of the property, albeit the depth is only 0.3 metres more than what could be built within the realms of permitted development. 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

- 7.4 The siting of the proposed extension could be considered to lead to a loss of light to the neighbouring property to the east. A 45 degree angle test indicates that the extension would fall within the overshadowing zone of the lounge window at number 27 Selsey Close, although this would still apply if it were to be built under permitted development. The extension projects 1 metre beyond the side elevation of the property and whilst it is nearer to the eastern boundary than the existing conservatory, a distance of 0.82 metres would be retained and there is only one small window in this elevation of the proposal.
- 7.5 Concerns were raised by the neighbour to the rear of the site with respect to daylight, privacy and outlook and although the proposal is larger than the existing conservatory, the increase in depth is 0.3 metres and there is significantly less glazing in the new extension. The remaining depth of the garden would be approximately 10 metres and whilst the depth of the gardens of the properties in this part of Bracklesham Road are modest (around 6.5 metres), it is deemed that any degree of impact is not considered so great as to constitute a defensible reason for refusal.
- 7.6 There are no windows in the western elevation of the extension which is to be situated 1.52 metres from the boundary.
- 7.7 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 and the properties to the rear or opposite, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Flood issues

- 7.8 The site is within Flood Zone 3, however the proposed development is to replace the existing conservatory with a larger single storey extension, 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).

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/16/01020 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 hereby permitted shall be carried out in accordance with the following approved plans:

Drawing No. 001 Location plan, block plan, existing floor and elevations plan

Drawing No. 002 Proposed floor and elevations plan

Flood risk assessment received 10/10/2016

Reason: - To ensure provision of a satisfactory development.