
Site Address:	25 South Road, Hayling Island, PO11 9AE		
Proposal:	Two storey rear extension.		
Application No:	APP/15/01168	Expiry Date:	09/12/2015
Applicant:	Mr & Mrs Newell	Team:	Team 2
Agent:	Mr Critchley	Case Officer:	Emma Chisnall
	Martin Critchley, Architect		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

25 South Road is a large two storey detached dwelling with white rendered walls and a concrete tiled roof which is situated on level ground with a west facing back garden. The dwelling is set back from the front curtilage and has good spacing between itself and neighbouring properties to the side. To the rear of the property is a large open garden area providing considerable amenity space which is surrounded by a 2m part fence part wall boundary. To the front of the property is hard-surfacing which is used to allow the parking of 2 cars. There is also a garage to the south elevation and additional parking available on South Road.

2 Planning History

None

3 Proposal

Two storey rear extension measuring 3.32m X 2.74m to existing height. Current conservatory will be demolished to allow room for the proposed extension.

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 Council Design Guide Dec 2011

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

5 Statutory and Non Statutory Consultations

Building Control, (Fire Access Consultation) Comment:
No adverse comment in regards to the application.

Hampshire Biodiversity Information Centre Comment:

Within 50m of the development site is the roosting ground of a protected and notable species of Pipistrelle and Long-eared Bat.

Comment: It is not considered that the proposed development works would impact the above species.

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: 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 extension will allow a breakfast room to be installed on the ground floor and will extend the current bedroom on the first floor. The proposal for the extension is a neat and logical design.

- (ii) Impact upon the character of the area

Although similar in age the dwellings along South Road vary in size and design. No 25 sits between No 29 which is a large white rendered dwelling which is set further back to No 25 and therefore extends back into the garden space. To the other side of No 25 is a similar sized and placed dwelling No 27 and it also extends past the outside elevation of No 25. Due to this it is considered that No 25 have the space for the extension and the flexibility to build to the rear of the dwelling without looking out of place.

As the extension will be built to the rear it is considered that the proposal would not detract character from the area when viewed from public vantage points. The application confirms that the materials that will be used for the proposed extension will be matching to the original materials and design of the original dwelling. It is therefore considered that the extension will look in keeping to the original dwelling and will be aesthetically pleasing. The proposal for the extension is attractive in design and would

not have an acceptable impact visually on the current look of the dwelling.

(iii) Impact upon residential amenity

It is not considered that the proposed extension would significantly impact on the private amenity space of either neighbour to the sides, opposite and rear of No 25 South Road. The proposed extension is fairly moderate in footprint and will be located where the current conservatory is so it is considered there will be a minimal impact from this development. There is adequate distance between the neighbouring properties at No 29 and No 27 and it is not considered that these properties would suffer from any over-looking or loss of privacy from the proposal.

The window proposed for the shower room on the first floor will be obscure glazed to ensure that there is an acceptable impact on No.25.

8 Conclusion

The property occupies a plot with generous space to the rear and adequate space to the side elevations and front. The curtilage can accommodate the side and rear extension to the size and scale proposed without compromising the private amenity space of the neighbouring dwelling or character of the area. The application can therefore be recommended for approval

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01168

(A) 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:

Survey Plan, Ground and First Floor Plan: Drawing No 1548-101

Location and Block Plan: Drawing No 1548-201

Proposed Ground and First Floor Plan: Drawing No 1548-301 Rev F

Existing and Proposed Roof Plans: Drawing No 1548-302

Existing North, South, East and West Elevations: Drawing No 1548-401 Rev A

Proposed North, South, East and West Elevations: Drawing No 1548-402 Rev F

Reason: - To ensure provision of a satisfactory development.

4 The proposed shower room window at 1st floor level in the south facing elevation of the building shall:-

i) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4 and;

ii) be fixed shut below 1.7m from the finished floor level or fitted with restricted opening details of which to be agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.