
Site Address:	97 Church Road, Hayling Island, PO11 0NR		
Proposal:	Two storey rear extension.		
Application No:	APP/15/01242	Expiry Date:	28/12/2015
Applicant:	Mr Hawker	Team:	Team 2
Agent:	Mr Walker	Case Officer:	Emma Chisnall
	Island Design		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

97 Church Road is a two storey detached property made of red brick walls with a pitched concrete tiled roof. The property is on level ground and has an extensive rear garden which is screened by trees, hedges and greenery up to approx 3m. Immediately to the rear of the property the ground is hard-surfaced and this is approximately where the extension has been proposed to be built.

The front of the property is divided in half with one side being open greenery and the other hard-surfaced with gravel for the parking of two cars. There is also a garage attached to the south elevation and parking available on the road should additional space be required.

On the west side of Church Road the houses are similar in style and design and are positioned in similar locations within plots. To the east side of the road the housing design varies and contains properties of mixed size and age.

2 Planning History

None

3 Proposal

Two storey rear extension measuring 3.3m x 6.5m. The extension is proposed to cover the width of the current property leaving the current conservatory as existing.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS15 (Flood and Coastal Erosion)

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

Arboriculturalist Comment:

No adverse comment in regards to the application.

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: 2

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary:

- Overbearing
- Extension will restrict light and air into lounge and kitchen
- Restrict light to bedroom windows
- Harmful to living conditions of No.99
- Drainage of Surface Water concerns.

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
- (iv) Flooding
- (v) Surface Water Drainage

(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 extend the kitchen on the ground floor and create space for a bedroom and en suite on the first floor.

(ii) Impact upon the character of the area

The proposed two storey hipped roof extension will be located at the rear of the site and would not be readily visible from the public domain.

The two storey rear extension would now incorporate a hipped roof and would have the same eaves line as the existing property. It is considered that the extension would be of an acceptable design and would not detract from the character of the dwelling.

Whilst the two storey addition is quite sizeable with a depth of 3.3m, it is considered that the proposed addition would have a limited and acceptable impact on the character and appearance of the area. The application site has a good size rear garden and could accommodate the extension without having a harmful impact on the general pattern and character of development found within the local area. The development would therefore comply with the general principles and objectives of policy CS16 of the Havant Borough Local Plan (Core Strategy).

The proposal will use matching materials to those currently existing which will help the proposed extension look in-keeping with the property as a whole and not look out of place or an obvious addition.

(iii) Impact upon residential amenity

The property at No 97 has an extensive rear garden and it is considered that there is adequate room to support the proposal whilst still leaving substantial amenity space to the residents.

Concern has been raised that the proposed extension to No 97 would restrict the light and be overbearing to the first floor bedroom and other rooms on the ground floor of No 99 which look onto No 97. A site visit was carried out to assess the impact the development could have on the neighbouring property of 99 and it was established that although there were some windows and an access door on the ground floor that would look onto 97 that these already did in part. It was therefore considered that the addition of the two storey extension would not impact these significantly due to the already established outlook of 97 from these viewpoints. The ground floor windows of the lounge (including one currently facing the rear garden area of No.97) are dual aspect with the main lounge windows facing the rear garden of No.99 and due to this it is considered that acceptable light would still reach this room through the rear windows in place.

It is acknowledged that the proposal to build a two storey rear extension at No 97 would have some impact on the sunlight that reaches the first floor bedroom of No 99 as the proposed extension would be to the south of the bedroom. Plans have been submitted which alter the design of the roof and reflect a hipped roof instead of a gable. It is considered that this change would soften the impact of the development at 97 and limit the restriction the height of the proposal could have on sunlight reaching 99. The extension would meet the 45 degree test in the Councils design guidance in terms of an acceptable extension. It is considered that any impact on light would be limited and would not warrant a refusal of planning permission.

The extension would have some additional impact to the ground floor windows and rear bedroom window of No.99 in terms of the additional mass and bulk created, however, this is most significant to the lounge which is a dual aspect room retaining views down the rear garden of No.99. The bedroom at No.99 also directly overlooks the properties own garden. It is not considered that any additional impacts would be unacceptable.

There will be no new windows in the extension which would face No 99 Church Road. One new obscure glazed first floor and one ground floor window would face No.95

Church Road. The proposal would therefore not cause any over-looking or cause a loss of privacy to either neighbouring properties.

It is not considered that the proposed extension would significantly impact the property at 95 Church Road. The extension will stretch the width of the existing property, leaving adequate space between itself and the curtilage boundary. It is considered the distance between the properties will ensure that No 95 will not suffer from a loss of privacy or over-looking as there is adequate space between both properties and screening in place which is substantial and would ensure the extension would not be overbearing to No.95.

The occupants of No.99 have made reference to an appeal decision in relation to their own property (Ref: 09/70557/003). Having considered this decision, it is not considered that this case is directly relevant to the determination of this application.

(iv) Flooding

Information has been submitted in regards to how this will be mitigated against.

(v) Surface Water Drainage

With regard to surface water drainage, the occupants of No.99 have raised concerns that drainage is currently taken across the back of their property and the rights to do this are disputed. There appear to be options (for example via soakaway) in relation to surface water drainage and the proposals are not necessarily reliant on drainage taking place over No.99 land. The right to connect to drains crossing others land is a private legal matter between the owners.

8 Conclusion

No 97 Church Road has adequate amenity space for the proposed 2 storey extension at the rear of the property. The space and screening available alongside the design of the hipped roof would ensure that any impact on the residential amenities of adjacent neighbours is limited and acceptable. In addition the impact on the character and appearance of the area is considered acceptable. Therefore the proposal is considered to accord with the requirements of adopted Local Plan policy CS16 and can be considered acceptable for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01242 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:

Existing Ground Floor Plan: received 2nd November 2015

Existing First Floor Plan: received 2nd November 2015

Existing Elevations Plan: received 2nd November 2015

Section Drawing Plan: received 2nd November 2015

Revised Proposed Elevations Plan: received 15th December 2015

Revised Location and Site Plan: received 15th December 2015

Proposed Ground Floor Plan: received 2nd November 2015

Proposed First Floor Plan: received 2nd November 2015

Email - Peter Walker dated 14th December 2015 (Plan Scale correction)

Reason: - To ensure provision of a satisfactory development.