
Site Address:	7 Culver Drive, Hayling Island, PO11 9LX		
Proposal:	First floor extension.		
Application No:	APP/15/01189	Expiry Date:	14/12/2015
Applicant:	Mr A Wood	Team:	Team 1
Agent:	Mrs G Light	Case Officer:	Bee Crawford
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey detached property and detached garage which is currently vacant. It has a red tiled pitched and hipped roof and elevations of red multibrick and cream painted render. The site is level with pedestrian access from Culver Drive via a path between numbers 5 and 9 and open vehicular access from Southwood Road. The rear garden is currently uncultivated with a patio area and grass with a 1.5 metre wall to the rear (southern) boundary, a 2.5 metre high hedge and 1.8 metre high fence to the western boundary and a 1.8 metre high fence to the northern boundary. There is an open private access drive to the east serving this property and number 26 Southwood Road.
- 1.2 The rear garden of a property in Southwood Road is to the north, the rear gardens of properties in Culver Drive are to the west and south and the front aspect of a bungalow is to the east, beyond the shared access drive. The area is of low to medium density of detached and semi-detached bungalows and two storey dwellings and purpose built flats of individual age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a first floor side extension over the existing ground floor extension, balcony extension and render and cladding to all elevations. The extension is 3.9 metres in width, 7.6 metres in depth to an eaves height of 5.3 metres, extending the pitched and hipped roof over the extension and the continuation of the existing balcony by 3.9 metres with balustrading and a 2 metre high privacy screen to the eastern elevation. The new ground floor window to the southern elevation does not require the benefit of planning permission.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - Highways

No adverse comment.

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

One letter of no objection received and one letter of objection received raising the following concerns:

- 6.1 Replacement windows facing 9 Culver Drive to be frosted glass.
- 6.2 If the balcony is to be in line with the existing there is no objection, but if the balcony is to be enlarged to the south I object strongly due to intrusion of privacy.
- 6.3 The existing peaceful ambience of the area needs to be respected - this is not a planning issue.

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
- (iii) Effect on neighbouring properties

- (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 control criteria.

- (ii) Appropriateness of design

- 7.3 Due to the siting of the property, the proposal would not be visible from Culver Drive and only partially visible from Southwood Road, as it is situated behind 24 Southwood Road and approximately 35 metres from the highway. It is therefore considered that the proposal would not result in an adverse impact on the visual amenity of the locality. Whilst the development would not increase the existing footprint of the property it would result in a generous addition, although it is considered the new first floor element will regularise the appearance of the property and the new cladding and render would upgrade the external facade of the property.. The proposal increases

the number of bedrooms from three to four, however there is sufficient parking on site to meet the current requirements. The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable.

(iii) Effect on neighbouring properties

- 7.4 The original plans submitted included two windows in the northern elevation which would have given rise to significant overlooking of the garden to the property at 24 Southwood Road, and the extension of the existing balcony which is closer to the property at number 26 Southwood Road. Following Officer concerns, amended plans were received on 6 November to address these matters, revising the northern elevation with one high level window with obscure glazing and the provision of a 2 metre high privacy screen to the balcony.
- 7.5 A letter of objection was received from number 9 Culver Drive raising issues about replacement windows in the western elevation of the property and the extension of the depth of the balcony. The proposed changes to the western elevation are the removal of a ground floor window and new cladding and rendering and it is the length and not the depth of the balcony which is being extended to the east, which is unlikely to adversely affect the amenity of number 9 Culver Drive. It should also be noted that there is no increase in the footprint of the property and the proposal does not extend any closer to the properties to the north, south or west of the application site.
- 7.6 There are two windows in the eastern elevation of the proposal and whilst there could be the perception of some overlooking to number 26 Southwood Road, there are existing windows in the first floor eastern elevation of the property and the proposed windows are smaller with one being obscure glazed. The distance from the extension to the boundary of number 26 is 5.5 metres and 8.75 metres to the front elevation of the property, with the shared access driveway between the two dwellings, and the roof pitches away reducing the risk of the development being overbearing. A letter of no objection was received from the occupiers of this property.
- 7.7 It is therefore considered that the proposal is unlikely to appear overbearing and following the receipt of amended plans, the impact on adjacent properties is deemed to be acceptable, meeting the requirements of policy CS16 of the HBLP (Core Strategy).

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01189 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 to those of the existing building so far as practicable, along with marley eternit cedar weatherboard cladding and white painted render.
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:
Drg No. 1 Existing block plan and floor plan
Drg No. 2 Proposed block plan and floor plan amended plans received 6 November 2015
Drg No. 3 Existing elevations plan
Drg No. 4 Proposed elevations plan amended plans received 6 November 2015
Drg No. 5 Location plan
Reason: - To ensure provision of a satisfactory development.