
Site Address:	7 Fernhurst Close, Hayling Island, PO11 0DT		
Proposal:	Front single storey extension, side kitchen extension and rear replacement of flat roof with shallow pitch.		
Application No:	APP/15/01290	Expiry Date:	08/01/2016
Applicant:	Mr John Knight	Team:	Team 2
Agent:	Mr I Murray	Case Officer:	Emma Chisnall
	Ian Murray Architectural Services		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1. **Site Description**

7 Fernhurst Close is a modern detached bungalow with an attached flat roofed garage. It has a grey tiled low pitched roof and elevations of red multi-brick, stone cladding and white painted render to the rear. The site is level and the front of the property is open with a driveway to the garage, an area of lawn, shrubs and a path to the south with a gate leading to the rear garden. There is a brick wall to the southern boundary and shrubs to the northern boundary. The rear garden has a depth in excess of 25 metres and is mainly laid to lawn with a patio area, shrub borders and several outbuildings. It is enclosed by a 1.8 metre high fence to the southern boundary, a 1.6 metre high fence to the western boundary and a 2 metre high fence with trellis and the wall of a garage in an adjoining property to the northern boundary.

To the south is a modern detached chalet style dwelling of individual age, style and design, set well back from the highway and to the north a modern detached bungalow of a similar age, style and design, situated slightly back from number 7. There is a modern detached two storey dwelling of individual age style and design opposite the site and the rear gardens of properties in Staunton Avenue lie to the west (rear). Fernhurst Close is a cul-de-sac in an area of medium density consisting of a mixture of two storey detached and semi-detached dwellings and detached bungalows and chalet bungalows of similar and individual age, style and various designs.

2 **Planning History**

APP/14/01205 Front single storey extension, side garage extension and rear replacement of flat roof with shallow pitch- Permitted

3 **Proposal**

Front single storey extension, side kitchen extension and rear replacement of flat roof with shallow pitch. This is a resubmission for a similar application which was submitted and granted approval in 2014. The new application seeks to convert a garage into a dining space with a window to the front east elevation to replace the current garage door.

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)

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

5 Statutory and Non Statutory Consultations

Southern Water Comments:

The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised. Please note:

1. No construction works parallel to the sewer within 500mm (in plan)
2. Where within three metres, foundations to be taken down 150mm below the invert level.

Furthermore, due to changes in legislation that came into force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served and the potential means of access before any further works commence on the site.

A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (tel: 03303030119) or www.southernwater.co.uk

It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order:

- a) Adequate soakaway or infiltration system
- b) Water course
- c) Where neither of the above is practicable sewer.

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: 6

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
- (iv) Parking

(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 extensions proposed to the front and side will allow the applicant to extend the current bedroom and hallway as well as the garage. The request to convert the garage would allow the applicant to have a dining area connected to the kitchen. The minor change would be the conversion of the garage door into a window on the east front elevation.

(ii) Impact upon the character of the area

The proposed extensions would be visible from the public realm and the front garden of the site is rather shallow. The property is situated approximately 6 metres from the highway in a row of five bungalows of a similar age, style and design with a staggered building line. The original building line of the last property of this style (number 11) was approximately 8.5 metres, however this property has the benefit of a similar style of extension (including a front projection of approximately 2.74 metres), albeit on a site with a deeper frontage. There is a variety of designs and styles of dwellinghouse and frontages within the existing streetscene, and it is therefore considered that the proposal would not result in an adverse impact on the visual amenity of the locality. The design and appearance of the extensions are deemed appropriate in context to the main building and are therefore considered to be acceptable. The proposal to convert the garage into a dining room space will not impact the visual appearance of the property. Where the extension to the front elevation is considered acceptable the only additional change would be the conversion of the garage door into a window of similar style and appearance of the proposed kitchen and bedroom. A window of this size will not detract anything from the design or character of the building and can therefore be considered acceptable.

(iii) Impact upon residential amenity

The proposal would extend beyond the front elevation to the south and up to the existing building line to the north. The proposed new boundary treatment of a 0.6 metre high wall to the front (eastern) elevation and a 1 metre high wall to the northern elevation would fall within the criteria for permitted development and does not therefore require the benefit of planning permission. However, the applicant is advised to check the deeds of the property to ensure there are no restrictive covenants with regard to the proposed boundary treatment, although this would not have any bearing on the need for planning permission. The existing southern boundary wall is to be retained. No openings are proposed in the southern elevation of the front projection or the garage extension to the north and the property to the south is set back in excess of 10 metres from the front elevation of number 7. The new door and window in the northern elevation of the front extension is approximately 7 metres from the property boundary and it is considered this distance

is sufficient to minimise any perception of overlooking. The proposed plans incorporate a new window to the east elevation at the front of the property to replace the garage door. It is considered this will not contribute to any over-looking to No 8 and will be in accordance with the condition to ensure no windows are installed on the north elevation to limit any further risk of overlooking to the front of no. 8 Fernhurst Close.

The 2.8 metre deep dining room addition is to be built up to the northern boundary and would not project beyond the line or height of the existing dwelling. The neighbouring property at number 8 is set back slightly from number 7 and is approximately 1 metre away from this boundary. Whilst there would be an impact on the neighbouring property, a 45 degree angle test was carried out which verified the garage extension meets the requirements for adequate daylight at the front of number 8.

The new pitched and hipped roof to the existing rear flat roof extension is relatively shallow with a depth of approximately 7 metres and a ridge height of 3.425 metres. It is less than 1 metre higher than the existing flat roof, hipped back by 2 metres and is of a subservient height to the roof of the main dwelling. It is considered the proposed new roof would minimise any perception of overbearing and any impact to existing side windows at number 8 would be minor. It is also relevant that a side extension of up to 3m eaves and 4m ridge could be constructed as a Permitted Development. Therefore it is deemed the proposal would have negligible impact on the properties immediately adjacent to the existing dwelling and the properties to the rear.

(iv) Parking

As there is no increase in the number of bedrooms within the property it is considered that two parking spaces would be required in order to meet parking regulations. The proposal will include the hard-surfacing of one half of the front amenity space which would allow the parking of two cars. This would meet the regulations and therefore the proposal would be considered acceptable.

8 Conclusion

No 7 Fernhurst Close has adequate amenity space for the front and side extensions, rear replacement of the flat roof and the garage conversion. 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 adopted Core Strategy 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/15/01290 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 Elevations Views and Sections: Drawing No A101

Existing Location and Site Map, Ground Floor Plan and Site/Roof/Boundary

Treatment: Drawing No A102

Proposed Elevations Views and Sections: Drawing No A103 Rev 4

Proposed Location and Site Map, Ground Floor Plan and Site/Roof/Boundary

Treatment: Drawing No A104 Rev 4

Reason: - To ensure provision of a satisfactory development.

- 4 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no windows / doors or other openings shall be constructed within the north elevation of the front garage extension without the prior written approval of the Local Planning Authority to ensure neighbouring properties are not overlooked.

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.