
Site Address:	1 St Aubins Park, Hayling Island, PO11 0HQ		
Proposal:	Single storey front and side extension.		
Application No:	APP/16/00247	Expiry Date:	04/05/2016
Applicant:	Mr Libby		
Agent:	Mr P Walker	Case Officer:	Emma Chisnall
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

1 St Aubins Park is a large detached property constructed of red brick walls on the ground floor with a brown tile hanging on the first floor. The dwelling has a pitched roof constructed of concrete tiles. The property is on level ground and has amenity space to the front, sides and rear which is lawn. The boundary around the front of the property is low 1m high hedging and the amenity space is hard-surfaced to provide parking for three cars. There is also a garage which is connected to the property which has the potential to offer further space for parking. Along the south elevation boundary there is a low 0.5m brick wall shared between No 1 and No 2 St Aubins Park. In order to provide additional screening between the properties No 2 has planted hedging to increase this height to 3m.

2 Planning History

APP/10/00187 - Front garage extension and addition of pitched roof over.,
PERM,27/07/2010
GEN/16/00086 - Single storey extension., ,08/02/2016 13:40:49

3 Proposal

Single storey front and side extension measuring 3.6m high, 3m wide by 7.3m wide

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

Southern Water Comment:

Southern water requires a formal application for any new connection to the public foul and surface water sewer to be made by the applicant or developer. We request that should this application received planning approval, the following information is attached to the consent: "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) Watercourse
- c) Where neither of the above is practicable sewer.

Southern water supports this stance and seeks through appropriate Planning Conditions to ensure that appropriate means of surface water disposal are proposed for each development. It is important that discharge to sewer occurs only where this is necessary and where adequate capacity exists to serve the development. When it is proposed to connect to a public sewer the prior approval of Southern Water is required.

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 potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 03303030119) or www.southernwater.co.uk.

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: 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 works will involve demolishing an existing conservatory and building a solid extension at single storey. The application aims to extend the lounge and create a study in the space provided.

(ii) Impact upon the character of the area

St Aubins Park Road contains a variety of properties which differ in size and design so there does not appear to be a dominant pattern present. The proposed works involve extending to the side of the application site which is viewable from the public realm however due to the size of the development being single storey and that there will still be space between the proposed works and shared boundary it is considered this would not look out of place nor impact the character of the area.

The materials proposed will be matching to that of the existing property which will help it look in keeping with the existing property and is considered to offer an improvement to the dwelling's appearance.

(iii) Impact upon residential amenity

It is considered that the proposed works should not impact the amenity of the neighbouring property at No 2 St Aubins Park Road. The conservatory and first floor window on the south elevation already provides an established element of over-looking and it is considered the change to a solid extension should offer improvements to the privacy levels of No 2. No objections have been received and although windows are proposed along the side elevation, the screening in place should help provide and maintain privacy levels and prevent over-looking.

The development should not be viewable from the north and east elevations and it is considered the opposite neighbour is set adequately away to ensure its amenity space is protected.

8 Conclusion

No 1 St Aubins Park Road occupies a plot with adequate space to the front, rear and sides. The curtilage can accommodate the proposed side and front extension to the size and scale proposed without compromising the private amenity space of the neighbouring dwelling or character of the area. The application accords with the requirements of the adopted Local Plan (Core Strategy) policy CS16 and can be considered acceptable for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00247 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:

Site and Location Plan: Reference O1967076
Proposed Elevations Plan Received 14th March 2016
Proposed Ground Floor Plan Received 14th March 2016
Existing Elevations Plan Received 14th March 2016
Existing Ground Floor Plan Received 14th March 2016
Section Drawing Plan Received 14th March 2016

Reason: - To ensure provision of a satisfactory development.