
Site Address:	16 Poplar Grove, Hayling Island, PO11 9DN		
Proposal:	Two storey rear extension & single storey side extension; new vehicular access. (Revised application.)		
Application No:	APP/15/00565	Expiry Date:	23/07/2015
Applicant:	Mr & Mrs Hoare	Team:	Team 2
Agent:	Mr Davison	Case Officer:	Tina Pickup
	iDraw Limited		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a detached 2 storey dwelling having cream painted elevations beneath a fully hipped tiled roof; located on the west side of Poplar Grove. It is the last dwelling in the road before those in Hawthorne Grove who are sited at 90 degrees to the site such that their rear garden boundaries abut the south side elevation of the application site. Immediately to the north is a pair of semi detached dwellings. The dwellings are all set back from the highway by approx 6m providing off road parking and creating a strong 'building line' in street scene terms.

The application dwelling is set in from both its side boundaries by about 2.2m and currently has a flat roofed detached garage set behind the rear elevation, built on the boundary with No 14. The dividing boundary between the application site and No 14 is a low brick wall at the front, rising to approx 1.5m high in front of the garage. The side elevation of No 14 is similarly set approx 2.2m from the shared boundary and the basic footprint of the 2 storey dwellings are aligned. Both dwellings have existing single storey rear extensions - No 14's having a hipped roof and being deeper than the flat roof one at the application site.

2 Planning History

APP/15/00318 - two storey rear extension & single storey side extension; conversion of existing garage to habitable accommodation; new vehicular access. Withdrawn 5/5/15

This application proposed extending the ground floor by 1.8m and building over this and the existing single storey rear extension, making the two storey element the full depth of the extended house - some 12.5m; whilst also extending north to the side boundary with a single storey extension that linked and converted the detached garage, adding a pitched roof to this existing structure. There were concerns about the overhanging onto the neighbours land as well as the mass and bulk affecting outlook from No 14 - hence the application was Withdrawn.

3 Proposal

The current revised application still proposes adding a 1.8m rear extension with two storey extension above, having hipped roof, resulting in a two storey dwelling having depth of 12.5m. A single storey side extension to the north is also still proposed but this has been slightly narrowed to ensure that it and all eaves and rainwater guttering is wholly within the application site and does not overhang No14. This side extension

has a 1m forward projection with double doors to a bike shed, with hipped roof covered porch created across the front of the dwelling. The existing detached garage to the rear is no longer shown on the plans and will not be converted to habitable accommodation.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

The Borough Design Guide SPD, Dec 2011

and Residential Parking and Cycle Provision SPD, March 2010

5 Statutory and Non Statutory Consultations

Development Engineer - Highways - no adverse comment - would advise the Planning Authority condition the three car parking spaces and the cycle facilities in order to conform to their HBC Car Parking Standards

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

Summary:

Comment:

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 streetscene
- (iii) Impact upon residential amenity
- (iv) Parking and Highways

(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.

(ii) Impact upon the streetscene

From the street scene the single storey side extension with hipped porch canopy over reflects the character and design of others in the street and is considered visually appropriate. Space about the first floor and roof is retained, maintaining the visual separation between the site and No 14. The design is considered compliant with policy CS16 c) and the Borough Design Guide SPD.

(iii) Impact upon residential amenity

The single storey side extension no longer overhangs No 14 and proposes a blank side elevation with eaves height of 2.4m with sloping roof above having 4 roof lights. This runs the full depth of the dwelling, plus forward projection comprising the bike store - such that this elevation extends some 14m on the common boundary. This will have an 'enclosing effect' but not significantly more than a 2m fence on the boundary.

The greatest impact of the development is the proposed two storey addition to the rear. This adds approximately 5m of two storey mass and bulk to the original dwelling depth of 8m. The property is due south of No 14 so this will result in some additional overshadowing. No 14 has a single storey rear extension that extends slightly further than the proposed two storey extension and within this extension has a large dual aspect living/kitchen room with one window in the side elevation facing the site. From this window the outlook will be affected as the view of the sky and light will be reduced from the mass of two storey extension.

However whether this is material to cause harm to the amenity of adjacent occupiers is debatable. The applicants have discussed and negotiated the revised scheme with the neighbours at No 14 who have not objected to the proposal. The window affected is not the only source of light to the room and mitigation is offered in the form of demolishing the existing garage constructed on the boundary. This would reduce the height and length of built form on the boundary by 7.3m which in turn would allow more light to the garden and patio area instead.

Given the separation distance from 2 storey element to No 14's single storey extension is over 4m, then on balance it is considered that the actual harm caused from loss of outlook and light to the occupiers of No 14 would be marginal and insufficient to warrant a reason for refusal on amenity grounds.

(iv) Parking and Highways

The proposal involves partly demolishing the front boundary wall to create an

additional access point to the front forecourt (but on a non-classified road this is permitted development) where 3 spaces can be achieved. A bike store is also proposed, ensuring adequate on site parking to meet current standards.

8 **Conclusion**

Whilst this rear two storey extension is substantial, it is not considered to result in any material harm to the amenity of adjacent occupiers. The design is appropriate to both the street scene and host dwelling. Accordingly it is recommended for planning permission.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00565

(A)

(B) subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external materials to be used shall match in type, colour and texture those on the existing building.
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 2012.
- 3 No development shall be commenced on site until the existing garage has been demolished and all resultant materials removed from the site.
Reason: In order to comply with the approved plans, in the interests of the amenities of the adjacent occupiers and to ensure provision of a satisfactory development having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
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- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location and Block Plan Drawing No: 203.E100-A
Proposed Site Plan Drawing No: 203.P106-B
Existing Ground Floor Plan Drawing No: 203.E101-A
Existing First Floor Plan Drawing No: 203.E102-A

Existing Roof Plan Drawing No: 203.E103-A
Existing North and South Elevations Drawing No: 203.E104-A
Existing East and West Elevations Drawing No: 203.E105-A
Existing Section A-A Drawing No: 203.E106-A
Proposed Ground Floor Plan 203.P101-B
Proposed First Floor Plan 203.P102-B
Proposed Roof Plan 203.P103-B
Proposed North and South Elevations 203.P104-C
Proposed East and West Elevations 203.P105-B

Reason: - To ensure provision of a satisfactory development.