
Site Address:	11 Ilex Walk, Hayling Island, PO11 9NZ		
Proposal:	Two storey and single storey side extensions.		
Application No:	APP/16/00113	Expiry Date:	01/04/2016
Applicant:	Mr and Mrs Booker	Team:	Team 1
Agent:	Mr C R Fish	Case Officer:	Rachael McMurray
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located at No. 11 Ilex Walk on Hayling Island. It comprises a two-storey, semi-detached dwelling of brick and tile construction with a flat roof attached garage and porch canopy. There is an area of front hardstanding for vehicle parking and a front amenity space. This is enclosed by a low brick boundary wall. The rear garden is level and enclosed by a perimeter boundary fence. There is an existing flat roof conservatory on the rear elevation.

2 Planning History

None relevant

3 Proposal

Two storey side and rear extension. The extension will extend alongside the main dwelling and extend out from the existing rear building line by 3.2m. It will extend across the rear elevation by 6.2m up to the point of the existing rear conservatory. The roof of the side extension will be a continuation of the existing roof, but slightly set down in height and then back from the front elevation. The rear section roof comprises a gable end which again is set down in height from the main roof ridge. Matching materials are proposed.

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

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

5 Statutory and Non Statutory Consultations

Development Engineer:

The plan shows three perpendicular spaces at the front of the property. Planning

Officer needs to consider how this would appear in the streetscene.

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: 5

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 streetscene
- (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.

(ii) Appropriateness of the design and Impact upon the streetscene

The design is appropriate to the character of the main dwelling in terms of materials, window alignment and massing. It is suitably subservient in scale and would not result in an overdevelopment of the plot. The streetscene comprises dwellings of a very similar design and layout being ex local authority housing. The two-storey side extension would close up the existing gap between No's. 11 and 13 however, the extension is set down in height and set back from the front elevation which lessens the potential impact of a terracing effect. An almost identical proposal has been approved and implemented at No. 35 Ilex Walk.

Three parking spaces have been proposed on the front garden area which would meet the Council's adopted standards. Several other dwellings have paved over front gardens to provide on site parking and it would therefore be difficult to refuse this application on grounds of amenity.

(iii) Impact upon residential amenity

The rear extension would extend out by 3.2m from the existing rear building line at two-storey level. However, it would not extend over the whole width of the rear elevation and is set off the shared boundary by 3.5m. The extension is within the 45

degree line of sight from closest window in the rear elevation of No. 9 and such, no adverse loss of outlook would occur.

No. 13 has a window at first floor level in the side elevation which appears to serve a landing area and therefore would not suffer a loss of outlook as a result of the side extension. The separation distance with this neighbour is also sufficient so as not to result in a loss of outlook from the rear extension to the rear facing windows in No. 13.

No objections were received.

8 **Conclusion**

The application is considered to be acceptable and accords with policies CS16 and DM13 of the Local Plan and as such, is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00113 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 Compulsory 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 shall not be brought into use until a minimum of three spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed at ground floor level within the north elevation of the side extension without the prior written approval of the Local Planning Authority.
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.
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Parking Plan - Licence Number - OI953311
Location Plan - Licence Number - OI953310
Proposed roof plan - DN: 71/16/02
Proposed floor plans - DN: 71/16/04
Proposed elevations - DN: 71/16/06

Reason: - To ensure provision of a satisfactory development.