
Site Address:	1A Treloar Road, Hayling Island, PO11 9SE		
Proposal:	Single storey side extension.		
Application No:	APP/16/00337	Expiry Date:	06/06/2016
Applicant:	Mr Christie		
Agent:	Mr P Walker	Case Officer:	Tina Pickup
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

1A Treloar Road, Hayling Island is a detached single storey property situated on the northern side of the main Treloar Road. The property has a raised finished floor level of 1.5m above ground level, for flood risk safety. This raised level results in the building visually having the appearance of a 1 1/2 storey dwelling with steps up to the front door. The street scene consists predominantly of detached and semi-detached bungalows, with one higher chalet style dwelling at No 4 opposite. The application plot is shallow with no 'rear' garden - the amenity areas are sited either side of the dwelling.

The property has a detached single garage to the eastern side of the dwelling with space for two cars to be parked on hard standing. The garden area is located to the west and is enclosed with new 1.8m high close boarded fencing on its north and western boundaries. No.16 Bosmere Road is sited at 90 degrees to the site having its rear outlook to the site and its rear garden abutting the shared boundary. Within this rear garden area of No 16 is a shed and outbuilding close to the boundary.

2 Planning History

95/58970/000 - Demolition of existing dwelling and erection of bungalow with revised access., PERM,25/06/1995

APP/10/00809 - Single storey side extension. , REF,15/12/2010

APP/11/00336 - Single storey side extension. (Revised application.), REF,17/05/2011 Appeal Dismissed 9/11/2011 - Bulk, mass and height overbearing and visually intrusive from No 16

APP/12/00550 - Single storey side extension. (Revised Application.), PERM,24/07/2012 - Not Implemented

3 Proposal

This application seeks permission again for the same extension as previously approved under APP/12/00550 which has now lapsed. The plans are identical and would add a half width side extension to the west elevation having a width of 5m and projection of 3.3m. This would have the same raised internal floor area and hence have eaves to match the existing at 3.7m with a hipped roof. As a result of the extension an additional window is proposed to serve a bedroom in the rear northern elevation.

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)

and Borough Design Guide SPD 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

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 street scene
- (iii) Impact upon residential amenity
- (iv) Flood Risk

- (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 street scene

The design of the extension, with matching materials, is considered appropriately subservient and integrated to the host building and the character of the area. As such

it is considered to comply with clause c) of Policy CS16 and the Residential Design Guide SPD.

(iii) Impact upon residential amenity

The dismissed appeal in 2011 related to a larger extension which extended 5.5m to the west and the Inspector considered that the reduced separation (11.5m) combined with the height resulted in the outlook from No 16 being compromised. The scheme was subsequently amended and reduced and an extension of 3.3m wide was permitted in 2012. This was never implemented on site and has now lapsed.

The proposed extension, with a 3.3m projection towards the rear of No 16, is identical to that previously permitted in 2012. It is considered to maintain a sufficient separation distance of over 13m from No 16. The outlook from No 16 towards the site is also now buffered by their own shed and outbuilding and with the hipped roof and ridge lower than the main dwelling, the overbearing impact is considered to be minimised. This is considered to comply with clause e) of Policy CS16 and the Residential Design Guide SPD. The previous decision conditioned that the proposed window in the west elevation be non-opening and obscure glazed. However given that this is shown as a high level window it is now considered that this is unnecessary. It was also conditioned that no other windows be inserted into the west elevation and this should be repeated to avoid additional overlooking from other alterations in the future.

In terms of the additional windows on the rear elevation, which sits quite close to the shared boundary with No 18 Bosmere Road, one would be obscure glazed as it serves a shower room, and the other would serve the existing bedroom. As a non-habitable room any loss of privacy would be minimal. There is some shrubbery above the close boarded fence within the garden of No 18 which would further providing some screening. On balance, it is considered there would be no significant loss of amenity as a result of the additional windows in the rear elevation.

(iv) Flood Risk

The site lies within Flood Zone 3 and as such a Flood Risk Assessment has been submitted indicating that the internal floor levels will be set to match the existing which is adequately raised above natural ground levels.

8 Conclusion

- 8.1 It is considered that this re-submitted scheme for a single storey side extension overcomes the 2011 reasons for refusal and continues to be acceptable, compliant with Policy CS16 and the Residential Design Guide SPD. As such the current proposal is recommended for planning permission.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00337

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 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed within the western elevation 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.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:
 - 1:1250 location plan
 - 1:500 site plan
 - 1:50 proposed side addition layout
 - 1:50 proposed side addition section
 - 1:50 proposed side addition elevations
 - 1:50 existing layout
 - 1:50 existing elevations**Reason:** - To ensure provision of a satisfactory development.