
Site Address:	1 Northney Road, Hayling Island, PO11 0ND		
Proposal:	Two storey side extension with balcony to front, new attached triple garage.		
Application No:	APP/15/00601	Expiry Date:	05/08/2015
Applicant:	Mr P Martin	Team:	Team 1
Agent:	Mr Wild	Case Officer:	Rachael McMurray
	Helyer Davies Architects		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

1 Northney Road is the first house in a line of ribbon development some 200 metres south of Langstone Hotel, surrounded by open countryside and about 100 metres from the harbour itself to the north. The house falls just outside the ANOB (the boundary which skirts around the north and east boundaries of the site), but is clearly visible from it. It is a three-storey building which has recently been renovated following a planning approval in 2011 and includes vertical timber cladding, modern glazing and a render finish. It has a flat roof garage attached to the east side, which extends past the rear of the main building. There is parking for more than three cars on site provided within a garage and driveway. The property has a large enclosed rear garden.

2 Planning History

APP/11/00912

Three - storey entrance atrium, single storey rear extension, garage conversion, and new balcony to second floor rear elevation. Approved.

3 Proposal

Two-storey and single storey side extension with balcony to the front and new triple attached garage to the west elevation.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
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

Environment Agency:
No objections

Engineering/Drainage:
No comments recieved

Chichester Harbour Conservancy:
No comments recieved

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: 2

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary:
No objections.

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 and AONB
- (iii) Impact upon residential amenity
- (iv) Impact on nature conservation

(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 and AONB

The site is not located within the boundary of the AONB but is visible from within it. Following the 2011 approval, the property has undergone an extensive renovation including the use of new materials such as white painted render and vertical timber cladding. The extension would feature a pitched roof over both the two-storey and

single storey elements, with the single storey being set down lower. This roof form differs to the style of the main roof however, the scale of the extension would be subservient and the use of matching materials and window proportions would assist in achieving a cohesive flow between the two building forms. Overall the extension appears to be a sympathetic addition to the dwelling.

The proposed garage differs again in style to the main dwelling and the proposed extension. The ridge height would be lower and the structure has more horizontal emphasis due to the three garage bays proposed. The overall visual impression of the property would not appear balanced. However given its context as an almost stand alone dwelling (set back and screened from the closest neighbouring property), this presents more opportunity for a unique design to be incorporated, without risking harm to the character of a more urbanised streetscene. Furthermore the spaciousness of the site means a garage of this width could easily be accommodated without resulting in a cramped and congested layout.

(iii) Impact upon residential amenity

As there is no development close to the west of the site, the proposed garage would have minimal impact.

The proposed side extension and front balcony would be located on the east elevation and adjacent to the boundary with No. 2 Northney Road. No. 2 is set further forward towards the highway than No. 1 and the front of the proposed extension would be 7m back from the rear elevation of No. 2. The extension would also be angled away from the shared boundary, being 7m at the furthest point. Overall it is considered that given the distances involved, the extension would not have an overbearing impact on the amenity of the occupiers of No. 2.

A balcony is proposed on the front elevation of the new extension which would extend onto the front elevation of the main dwelling. Whilst there is not a balcony included on the renovated property, there was a balcony at first floor level on the front elevation on the original property. The proposed balcony would be closer to the boundary with No. 2 however, this would feature a screen at the end so as to direct views southward and minimise the overlooking of No. 2.

8 Conclusion

The application is considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00601 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed floor plans and block plans - DN:15029-02
Proposed elevations - DN: 15029-03
Existing floor plans, elevations, block plan and site location plan - DN: 15029-01

Reason: - To ensure provision of a satisfactory development.
- 4 The garages hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for any business, commercial or industrial purposes whatsoever.
Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012..
- 5 The development shall be undertaken in a manner whereby best practice is in place for operating machinery to reduce unnecessary noise and no percussive piling or works with heavy machinery are to occur within the waterfowl over-wintering period, 1 October to 31 March inclusive. Heavy machinery constitutes for example use of pneumatic drills, diggers, dumper trucks and lorries.
Reason: To protect the presence of wildlife and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.