
Site Address:	23A Mengham Avenue, Hayling Island, PO11 9JB		
Proposal:	Single storey rear extension with a pitch roof to rear and existing side elevation. New render finish to existing elevations.		
Application No:	APP/15/01115	Expiry Date:	01/12/2015
Applicant:	Mr & Mrs Spittles	Team:	Team 1
Agent:	Mr Davison	Case Officer:	Bee Crawford
	iDraw Limited		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey detached property with a brown tiled pitched roof and elevations of red multibrick and white render. The site is level, open to the front with block paving and shrubs with a 2 metre high hedge to the south and a 1 metre wall rising to 2 metres to the north. The rear garden is in excess of 35 metres deep, mainly laid to lawn with a patio, areas of shrubs, a shed and summerhouse. It is enclosed by 1.8 metre high fencing to the southern and eastern boundaries and a 2 metre high wall to the north.
- 1.2 A two storey semi-detached property is to the north, a detached bungalow to the south, a two storey detached property lies opposite and the rear gardens of properties in Grand Parade and Bound Lane are to the east (rear). The area is of medium density with a mixture of detached and semi-detached two storey properties, chalet dwellings and bungalows of similar and individual age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a single storey rear extension incorporating a new roof over part of the existing side storey flat roofed element and painted render to all elevations of the property. The rear extension is 9.05 metres in width, 4.8 metres in depth, with a mono pitched and hipped roof to an eaves height of 2.2 metres and a total height of 3.7 metres. The roof over part of the side extension extends by 3 metres and there is a parapet wall to the southern elevation of 2.8 metres in height.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

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

5 Statutory and Non Statutory Consultations

None.

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: 1

One letter of objection was received from one address raising the following concern:

- 6.1 Loss of light from part of the kitchen of the property to the north.

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) Appropriateness of design
- (iii) Effect on neighbouring properties

- (i) Principle of development

- 7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development control criteria.

- (ii) Appropriateness of design

- 7.3 The proposal is to replace the existing conservatory with a larger extension and to provide a new roof over part of the single storey side section of the house. A minor part of the new roof over the side section would be visible from the public realm, although it is 12 metres from the front boundary of the property. The extension would result in a modest increase to the original footprint of the property, the depth being 0.8 metres over what could be built under permitted development. The proposed painted render would be visible from the highway, although the streetscene is diverse and the property to the north has the benefit of similar treatment.

- 7.4 The design and appearance of the extension and external finish is deemed appropriate in context to the main building and is considered to be acceptable, meeting the requirements of policy CS16 of the HBLP (Core Strategy) and is therefore judged there would be no adverse impact on the existing streetscene or the visual amenity of the locality.
- (iii) Effect on neighbouring properties
- 7.5 The extension would be situated adjacent to the southern boundary and 1 metre from the northern boundary and the depth is 0.8 metres over what could be built within the allowances of permitted development. There are no windows in either side elevations and whilst there is a high level rooflight to the southern roof slope of the development, the extension does not extend beyond the line of the property to the south at number 25 Mengham Avenue. There is a small secondary window in the northern elevation of this property which faces onto the existing southern elevation of the application site. Although the proposed flue does not require planning permission an informative is recommended with respect to emission of fumes.
- 7.6 Concern has been raised with respect to the possible loss of light to the kitchen window in the southern elevation of the property at number 25 which is approximately 3 metres from the shared boundary wall. This property benefits from an extension of a similar height and design to the proposal and there is a gap of approximately 4 metres between the properties. Whilst it is acknowledged there would be an effect on this window, there is an existing 2 metre high wall between the property boundaries and it is considered the subsequent impact would not be so great as to constitute a defensible reason for refusal.
- 7.7 Whilst one objection was received regarding the scheme, taking into account the comments above it is considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have negligible impact on the properties immediately adjacent to the application site or to the rear, meeting the requirements of policy CS16 of the HBLP (Core Strategy).

8 Conclusion

- 8.1 The scale, siting and design of the proposal 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/15/01115 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, with the elevations finished in painted render.

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:

Drg No. 15.114.100 Location and block plan, existing floor and elevations plan

Drg No. 15.114.101 Proposed floor and elevations plan

Reason: - To ensure provision of a satisfactory development.