
Site Address:	7 Fernhurst Close, Hayling Island, PO11 0DT		
Proposal:	Front single storey extension, side garage extension and rear replacement of flat roof with shallow pitch.		
Application No:	APP/14/01205	Expiry Date:	14/01/2015
Applicant:	Mr Knight	Team:	Team 2
Agent:	Mr Murray	Case Officer:	Bee Crawford
	I J Murray Associates		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The property is a modern detached bungalow with an attached flat roofed garage. It has a grey tiled low pitched roof and elevations of red multi-brick, stone cladding and white painted render to the rear. The site is level and the front of the property is open with a driveway to the garage, an area of lawn, shrubs and a path to the south with a gate leading to the rear garden. There is a brick wall to the southern boundary and shrubs to the northern boundary. The rear garden has a depth in excess of 25 metres and is mainly laid to lawn with a patio area, shrub borders and several outbuildings. It is enclosed by a 1.8 metre high fence to the southern boundary, a 1.6 metre high fence to the western boundary and a 2 metre high fence with trellis and the wall of a garage in an adjoining property to the northern boundary.
- 1.2 To the south is a modern detached chalet style dwelling of individual age, style and design, set well back from the highway and to the north a modern detached bungalow of a similar age, style and design, situated slightly back from number 7. There is a modern detached two storey dwelling of individual age style and design opposite the site and the rear gardens of properties in Staunton Avenue lie to the west (rear). Fernhurst Close is a cul-de-sac in an area of medium density consisting of a mixture of two storey detached and semi-detached dwellings and detached bungalows and chalet bungalows of similar and individual age, style and various designs.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for a single storey front extension on the southern side of the property, a front extension to the existing garage on the northern side of the property incorporating the provision of a new roof to the existing rear extension and garage. The single storey front extension on the southern side of the property is 2.461 metres in depth (a reduction of approximately 1 metre following the submission of amended plans), 5.285 metres in width, with a pitched roof of 2.26 metres to the eaves and 3.77 metres to the ridge. The front garage extension is 2.8 metres in depth (bringing it level with the main front wall of the property), 2.45 metres in width with a pitched roof of 2.26 metres to the eaves and 4.163 metres to the ridge. The new pitched and

hipped roof to the existing rear flat roof extension has a depth of approximately 7.2 metres and a ridge height of 3.425 metres. The plans also indicate the provision of a 0.6 metre high wall to the front (east) elevation and a 1 metre high wall to the north elevation, although this would fall within the criteria for permitted development and does not therefore require planning permission.

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

Development Engineer - Highways
No adverse comments.

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Two letters have been received from two addresses, one requiring clarification of the boundary treatment to the south and one of objection raising the following concerns:

- 6.1 Illustrative plans show southern front boundary treatment as fence and not wall as existing.
- 6.2 Reduction of available parking.
- 6.3 Proximity of north wall of garage extension to neighbouring window would be intrusive and undesirable.
- 6.4 The sewerage manhole cover is incorrectly positioned on the drawing.
- 6.5 Restrictive covenants requiring maintaining the open aspect to the front of the property and not to convert the garage.

- 6.6 The proposal is detrimental to the existing spacious open environment of Fernhurst Close.

The issues raised in the letters of representation have been fully considered and addressed in section 7 of the report.

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 and impact on the streetscene
- (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 and impact on the streetscene

- 7.3 The proposed extensions would be visible from the public realm and the front garden of the site is rather shallow. The property is situated approximately 6 metres from the highway in a row of five bungalows of a similar age, style and design with a staggered building line. The original building line of the last property of this style (number 11) was approximately 8.5 metres, however this property has the benefit of a similar style of extension (including a front projection of approximately 2.74 metres), albeit on a site with a deeper frontage. The proposed front projection was originally for a depth of 3.425 metres, however this was considered to be incongruous due to the shallow depth of the site. Following receipt of amended plans, the design and appearance of the extension is deemed appropriate in context to the main building and is therefore considered to be acceptable. There is a variety of designs and styles of dwellinghouse and frontages within the existing streetscene, and it is therefore considered that the proposal would not result in an adverse impact on the visual amenity of the locality.

- (iii) Effect on neighbouring properties

- 7.4 The proposal would extend beyond the front elevation to the south and up to the existing building line to the north. There is no increase in the number of bedrooms and the garage is not being converted, therefore there will be no change to the current parking requirement of two on site parking spaces. The proposed new boundary treatment of a 0.6 metre high wall to the front (eastern) elevation and a 1 metre high wall to the northern elevation would fall within the criteria for permitted development and does not therefore require the benefit of planning permission.

However, the applicant is advised to check the deeds of the property to ensure there are no restrictive covenants with regard to the proposed boundary treatment, although this would not have any bearing on the need for planning permission. The existing southern boundary wall is to be retained. No openings are proposed in the southern elevation of the front projection or the garage extension to the north and the property to the south is set back in excess of 10 metres from the front elevation of number 7. The new door and window in the northern elevation of the front extension is

approximately 7 metres from the property boundary and it is considered this distance is sufficient to minimise any perception of overlooking. A condition restricting the provision of any windows in the northern elevation of the front garage extension is recommended to limit any further risk of overlooking to the front of no. 8 Fernhurst Close.

- 7.5 The 2.8 metre deep garage addition is to be built up to the northern boundary and would not project beyond the line or height of the existing dwelling. The neighbouring property at number 8 is set back slightly from number 7 and is approximately 1 metre away from this boundary. Whilst there would be an impact on the neighbouring property, a 45 degree angle test was carried out which verified the garage extension meets the requirements for adequate daylight at the front of number 8.
- 7.6 The new pitched and hipped roof to the existing rear flat roof extension is relatively shallow with a depth of approximately 7 metres and a ridge height of 3.425 metres. It is less than 1 metre higher than the existing flat roof, hipped back by 2 metres and is of a subservient height to the roof of the main dwelling. It is considered the proposed new roof would minimise any perception of overbearing and any impact to existing side windows at number 8 would be minor. It is also relevant that a side extension of up to 3m eaves and 4m ridge could be constructed as a Permitted Development. Therefore it is deemed the proposal would have negligible impact on the properties immediately adjacent to the existing dwelling and the properties to the rear.
- 7.7 The incorrect positioning of the manhole cover on the submitted drawing is not a planning issue and would need to be addressed with the Council's Building Control Section.

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/14/01205 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 windows / doors or other openings shall be constructed within the north elevation of the front garage 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.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

A101	Existing elevations, views and section plan
A102	Location, block and existing floor plan
A103 Rev 1	Proposed elevations, views and section plan
A104 Rev 1	Proposed block and floor plan

Reason: - To ensure provision of a satisfactory development.