
Site Address:	17 St Aubins Park, Hayling Island, PO11 0HQ		
Proposal:	Two storey rear extension, removal of chimney, alterations to fenestration and new pitched roof to garage. Revised porch canopy.		
Application No:	APP/15/01163	Expiry Date:	08/12/2015
Applicant:	Mr & Mrs Rowntree	Team:	Team 2
Agent:	Mr Critchley	Case Officer:	Bee Crawford
	Martin Critchley, Architect		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a large detached two storey property and detached double garage situated on a generous plot at the end of a cul-de-sac. It has a brown tiled pitched roof and elevations of beige multibrick with tile hanging at first floor. The site is level and open to the front with a tarmac drive, grass and shrubs. The rear garden is mainly laid to lawn with areas of trees, shrubs and a swimming pool and is enclosed with a 1.5 metre high fence and 3 metre high hedge to the rear (west) and north and a 2 metre high wall and 1.8 metre high fence to the south.
- 1.2 Detached two storey properties lie to the north and south and the rear garden of a property in St Catherines Road is to the west. The area is of low to medium density with large detached two storey properties of a similar age, individual style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for a two storey rear extension, a new pitched roof to the garage, a new porch canopy, new first floor window to the north elevation and tile hanging and render to all elevations. The two storey extension is 4.3 metres in depth (reducing to 4 metres on the southern elevation), 8.26 metres in width with a dual pitched roof to an eaves height of 4.8 metres and ridge heights of 6.9 metres and 6.4 metres. The new garage roof has a ridge height of 4.2 metres and the porch canopy has a mono-pitched roof to a maximum height of 3.3 metres. The removal of the chimney and proposed new ground floor window do not require the benefit of 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

Arboriculturalist

No tree removal is required to facilitate this project, the supporting arboricultural evidence is comprehensive and provided that the methodology prescribed in the AMS & TPP report (BJH 01/02 & 0826.bjh) is strictly adhered to then the Turkey Oak and hedges will survive the development unscathed and to continue to grow on safely and healthily in the future.

I am not sure how long the Silver Birch will continue to live for as it is a poor quality tree - however it is being afforded protection during the construction so we will see. (I would advise RSAM and replant with a new tree).

There are no objections to this application.

Open Space Society

No response received.

Countryside Access Team

No response received.

Southern Water

Southern Water requires a formal application for any new connection to the public foul and surface water sewer to be made by the applicant or developer.

We request that should this application receive planning approval, the following informative is attached to the consent:

'A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW, (Tel: 0330 303 0119) or www.southernwater.co.uk.'

It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order

- a Adequate soakaway or infiltration system
- b Water course
- c Where neither of the above is practicable sewer

Southern Water supports this stance and seeks through appropriate Planning Conditions to ensure that appropriate means of surface water disposal are proposed for each development. It is important that discharge to sewer occurs only where this is necessary and where adequate capacity exists to serve the development. When it is proposed to connect to a public sewer the prior approval of Southern Water is required.

Furthermore, due to changes in legislation that came into force on 1 October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire S021 2SW (Tel: 0330 303 0119) or at www.southernwater.co.uk.

NB: Informative recommended.

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: 3

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) 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 development would be visible from the public realm, although only part of the rear extension would be evident and the property is around 10 metres away from the highway with an open frontage. The rear element of the proposal extends partly across the back of the existing dwellinghouse and 1.3 metres beyond the northern side elevation of the property. The rear extension would result in a substantial addition to the property, however it is situated on a generous plot and is therefore considered the development can be comfortably accommodated within the extent of the site. Regarding the two storey extension, there is adopted supplementary planning guidance in the form of the Havant Borough Council Design

Guide. This advises that it is important that gaps are retained between buildings and recommends two storey extensions should be sympathetic and subservient to the main dwelling, at least 2 metres from the boundaries to prevent neighbouring properties being adversely affected and 20 metres from the extension and the neighbouring property to the rear. The design of the extension meets the recommended criteria.

- 7.4 The new roof to the garage is to replace the existing flat roof with no increase the footprint of the garage and would establish a cohesive appearance with the dwellinghouse. The new mono-pitched canopy roof is to replace the existing flat roof canopy and together with the new tile hanging and render would modernise the facade of the property.
- 7.5 It is considered that the proposal would not result in an adverse impact on the visual amenity of the locality. The design and appearance of the proposal is deemed appropriate in context to the main building meeting the requirements of policy CS16 of the HBLP (Core Strategy) and is considered to be acceptable.

(iii) Effect on neighbouring properties

- 7.6 The proposed two storey rear extension is 12 metres away from the rear boundary and approximately 13 metres away from the boundaries with the properties at numbers 16 and 18 St Aubins Park. The extension is set back from the existing southern side elevation of the property by approximately 4.5 metres and there are no windows in the northern elevation of the extension. There is an existing window in the first floor north elevation of the property and it is judged that the new window would not give rise to any additional overlooking given the 12 metre distance to the boundary and the offset position of the property at number 18. It is therefore considered that the new windows and doors in the extension and northern elevation are an acceptable distance from the neighbouring properties to mitigate any perception of overlooking. The garage is situated to the north of the property and the proposed new roof pitches away from the neighbour.
- 7.7 No objections were received regarding the scheme and it is therefore considered that the proposal is unlikely to lead to any overlooking, loss of light or appear overbearing and would have negligible impact on the properties immediately adjacent to or to the rear of the application site, meeting the requirements of sections 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/15/01163 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 be hung tiles and painted render as shown on drawing number 1555-402c.

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. 1555-201O	Location and block plan
Drg No. 1555-101A	Existing ground and first floor plan
Drg No. 1555-301C	Proposed ground and first floor plan
Drg No. 1555-302O	Existing and proposed roof plan
Drg No. 1555-401O	Existing elevations plan
Drg No. 1555-402C	Proposed elevations plan

Arboricultural Impact Assessment and Method Statement dated November 2015
Tree Protection Plan dated 17 November 2015

Reason: - To ensure provision of a satisfactory development.