
Site Address:	8 Sea Front Estate, Hayling Island, PO11 9JJ		
Proposal:	Single storey front extension and extension of original pitched roof over existing side extension.		
Application No:	APP/15/01224	Expiry Date:	21/12/2015
Applicant:	Ms Barton	Team:	Team 1
Agent:		Case Officer:	Emma Chisnall
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

8 Sea Front Estate is a semi-detached moderately sized dwelling with painted brick walls and a concrete tiled roof. It has adequate amenity space to the front and rear of the dwelling and the front is currently hard-surfaced in order to accommodate the parking of two cars onsite. The ground is level and the dwelling is accessed by a side path along the north elevation. The front of the dwelling is very open and there is little screening provided from the boundary which consists of a 1m high fence to the north and some low greenery and bushes to the south.

2 Planning History

None. However there is evidence to suggest that the property has been extended to the north side elevation and the rear in the past.

3 Proposal

Single storey front extension and extension of original pitched roof over existing side extension. The roof will not be higher than the original roof height and the extension will measure 2.9m x 7m.

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)

Havant Borough Council Design Guide

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: 2

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary:

Concern over existing gate causing noise nuisance and restricting opening windows.

Officer comment:

Concern over the existing iron gate would not be considered a planning matter for this proposal.

Concern over existing restricted light.

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 character of the area
- (iii) Impact upon residential amenity
- (iv) Parking

(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. The proposal will extend the roof line to the end of the north side elevation and will extend the front of the dwelling by 2.7m allowing the current bedroom and en suite to be extended.

(ii) Impact upon the character of the area

Following a visit to the site it is considered that the changes proposed to the roof and the installation of a front extension would not detract from the character of the area. In the past the dwelling has been extended to the north side elevation but the roof design was not replicated on this addition and was kept flat. This has left the dwelling looking incomplete. It is considered that by continuing the roof line to the end of the elevation it will ensure the dwelling looks more in keeping to its neighbouring properties. The continuation of the pitched roof over the flat roof side extension is considered to represent an improvement to the design of the building.

There are several examples within the local area where properties similar in size and position to No 8 have extended to the front of their homes, including the neighbouring property at No 9. This existing context ensures that the extension would not look out of place within the streetscene and area. The proposal can therefore be considered acceptable in terms of its impact on the character of the area.

All materials to be used on the new development will be matching to the original dwelling which will help ensure the changes look in keeping to the dwelling.

(iii) Impact upon residential amenity

The proposal includes the extension of the roof line to the end of the north elevation and an extension to the front of the property. The size of the front amenity space to No 8 is moderate and should the proposal be granted approval it would leave a garden area with a 5m depth to the front of the dwelling.

Due to the size and position of the front extension it is not considered that this would cause any impact on the residents of No 9 Sea Front Estate. The extension will be of a similar width and length to that already in place to No 9 and should therefore not cause any overbearing or shading. As the extension would not contain windows on the side elevation of the dwelling it is not considered that the residents of No 8 would be in a position to over-look the neighbour.

The additional pitched roof over the side extension would slightly darken the passageway between the two properties, but would not significantly impact on light compared to the existing position in relation to No 9.

No 7 Sea Front Estate have not made any comment in regards to the proposed works at No 8. As the extension is small in size and will only project from the front of the property by 2.7m it is not considered that light would be restricted to No 7. which has a wide bay window. Any impact on the window as a result of the development would be limited and acceptable.

(iv) Parking

It is considered that there would be adequate space available to the front of the dwelling after the extension is in place to accommodate the parking of two cars in accordance with the Councils adopted parking standards. There is also parking available on the road for additional space.

8 Conclusion

The proposed development is considered to be acceptable in principle and would have a limited and acceptable impact on the character and appearance of the area and neighbours residential amenities. adequate car parking can also be provided. The development can therefore be recommended for planning permission.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01224 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.
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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, no windows or other openings shall be installed in the south elevation of the extension hereby permitted.
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.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan OS Licence no. 100041040

Site Layout Plan: Drawing No 4355/500

Existing Ground Floor Plan: Drawing No 4355/1

Proposed Ground Floor Plan: Drawing No 4355/2- Rev A

Existing East, North, South and West Elevation: Drawing No 4355/3

Proposed East, North, South and West Elevation: Drawing No 4355/4

Cross-Section: Drawing No 4355/5

Roof Plan: Drawing No 4355/200

Reason: - To ensure provision of a satisfactory development.