
Site Address:	8 North Shore Road, Hayling Island, PO11 0HL		
Proposal:	Two storey rear extension and new window at first floor level in the side/north elevation.		
Application No:	APP/15/00540	Expiry Date:	07/07/2015
Applicant:	Mrs C Kimber	Team:	Team 2
Agent:	Mr M Wilkes	Case Officer:	Rachael McMurray
	M2 Architecture		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in a residential area of Hayling Island. The street is characterised by mainly large, detached dwellings. No. 8 is located on the east side of the street and comprises a detached, two-storey dwelling of brick and tile construction. There is a front amenity area with off road parking. The rear garden is level and enclosed by a 1.8m high fence.

2 Planning History

None relevant

3 Proposal

Two-storey rear extension.

The two-storey extension would incorporate the existing ground floor extension and extend out by a further 2.5m at two-storey level. The roof would comprise a dual pitch which would tie into the roof of the main house. Matching materials would be used.

The two storey extension would be set in from the shared boundary with No. 6 by 3.6m. There would also be a new window at first floor level in the side/north elevation.

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)

SPD - Design Guide

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - Highways

No adverse comment

Case Officer Comment - There is sufficient space on site to park three vehicles which meets the Council's parking standards for a five bedroom property.

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: 5

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 the design
- (iii) Impact upon residential amenity

(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) Appropriateness of the design

The design would feature a dual pitched roof which would be set down from the ridge on the main dwelling and would overall, appear suitably subservient. Materials would match with those on the original house.

(iii) Impact upon residential amenity

The two-storey extension would be not be visible from the streetscene however, it would be visible to the immediate neighbouring properties. As No's 4-10 are staggered, No 10 sits further back in its plot than No. 8 therefore the proposed building bulk would not extend past the rear building line of No. 10.

A new window is proposed in the north/side elevation fronting onto No. 10 at first floor level. This window would serve bedroom No. 4. The window would look onto the side elevation of No. 10 and would not result in an adverse loss of privacy by way of overlooking. No. 10 were notified of the application and no objections were received.

With regards to No. 6, the extension would have a greater visual impact as this property sits closer to the highway than No.8. However, the two-storey element of the extension would be set in from the shared boundary by 3.6m. This reduces the visual impact and keeps it within a 45 degree line of sight which is considered acceptable within the Council's adopted Design Guide. Overall it is considered that the proposal would not have an adverse impact on either of the neighbouring properties.

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/15/00540 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:

Drawing Number 101 - Site Plans
Drawing Number 101 - Existing plans and elevations
Drawing Number 200 - Proposed plans and elevations

Reason: - To ensure provision of a satisfactory development.