
Site Address:	23 Selsey Close, Hayling Island, PO11 9SX		
Proposal:	Single storey side & rear extension to form annexe.		
Application No:	APP/15/00659	Expiry Date:	11/08/2015
Applicant:	Mr & Mrs Adcock	Team:	Team 1
Agent:		Case Officer:	Richard Nash
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a two storey dwelling of traditional character and brick and tile finish, located at the southern end of Selsey Close, a cul-de-sac accessed off the south eastern side of Earnley Road. The dwelling is all but detached, being linked to the adjoining property by way of the single garage serving the latter. The garden area serving the dwelling is generous but irregularly shaped and enclosed with established fencing and hedging, whilst the road frontage is mainly open to parking with limited planting. The site lies within Flood Zone 3 and the area is predominantly characterised by medium density residential land use.

2 Planning History

None relevant.

3 Proposal

The current planning application proposes the construction of a single storey side and rear extension to form annexe accommodation.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
DM13	(Car and Cycle Parking on Residential Development)

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary:

We have been informed that the proposed extension requires the applicants' existing drains (situated to the rear of the property) to become obsolete and a new drain to be established. To achieve this they will need to access our property (21 Selsey Close) to source a new pipe from our drains to their new one, involving digging up part of our lawn (and possibly patio), including the potential removal of shrubs and bushes to access the rear of their property. My mother resides in this property (of which I am co-owner). She is terminally ill and we believe that any undue stress or upheaval is likely to have significant effects on her wellbeing. To this end, I do not approve the proposals in their current form whereby our property needs to be accessed and disturbed. We are therefore requesting that amendments are made or other options considered for the drains.

Comment:

These concerns are understood. However, the provision of suitable drainage is a matter of Building Regulations control and rights of access over land are a civil matter. As such, neither issue is a material planning consideration. The onus is on the Applicant to design proposals that can be achieved in terms of Building Regulations and rights of access.

7 Planning Considerations

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 on the application site and locality
- (iii) Impact on neighbouring amenity
- (iv) Flood risk and 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. Furthermore, the provision of an extension to a dwelling of this scale and character would also be acceptable in principle.

(ii) Impact on the application site and locality

The proposal would result in a significant increase in the footprint of the dwelling. However, because of the scale and shape of the garden area a good degree of external amenity space would be retained. The rear garden would fall short of the

preferred 10 metres depth in some areas, but would exceed this for the most part, and the irregular shape of the plot would result in lengths in excess of 20 metres at angled points.

Although of a sizeable area the effect of the flat roof would be reduced to some extent by the use of false pitches, which would also have the effect of ensuring that the extension would appear as a complementary addition to the existing dwelling. The proposal would not have any material impact within the street scene.

(iii) Impact on neighbouring amenity

As the proposal is of single storey height and the site and adjoining plots are level, the proposal should not result in any material overlooking or impact on outlook from neighbouring properties. Similarly, the low roof levels with pitches sloping away from boundaries (and mainly at some distance) should limit potential for shadowing and overbearing effect on adjoining properties. Because of the proximity of (an albeit relatively small) part of the extension to the northern boundary of the site, it is considered reasonable to impose a condition controlling the future addition of windows in this location.

(iv) Flood risk and parking

The Applicant has provided a letter confirming how flood risk would be dealt with and a drawing showing how an appropriate level of on site parking could be achieved.

8 Conclusion

The proposed extension would be acceptable in principle and would not have a detrimental impact on the character and appearance of the application site or locality, or the amenities of occupiers of neighbouring dwellings. It has also been demonstrated that flood risk and parking requirements can be dealt with satisfactorily. The planning application should therefore be approved.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00659, 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan
4240/500 (Proposed Site Layout Plan)
4240/200 (Proposed Roof Plan)
4240/2 Revision D (Proposed Floor Plans)
4240/4 Revision D (Proposed Elevations)
4240/5 Rev A (Cross Section)

Letter from A Dunks dated 8 June 2015 and regarding flood risk

Reason: - To ensure provision of a satisfactory development.

- 3 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.
- 4 The development shall not be brought into use until space for the parking of vehicles has been provided within the site, surfaced and marked out in accordance with the approved details (as shown on drawing 4240/500). Such areas shall thereafter be retained and used solely for those purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 The accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.
Reason: The unit of accommodation is not a satisfactory position and has insufficient amenity space and on-site parking to be occupied separately from the main dwelling and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 6 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows, doors or other openings shall be constructed within the north elevation of the 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.