
Site Address:	30 West Haye Road, Hayling Island, PO11 9RN		
Proposal:	Single storey front and rear extensions and replacement pitched roof to existing annex.		
Application No:	APP/15/00617	Expiry Date:	27/07/2015
Applicant:	Mr & Mrs T Allen	Team:	Team 1
Agent:	Mr B Harding	Case Officer:	Stephen Andrews
	B H Architecture Ltd		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is made up of a detached bungalow with pitched concrete tile roof and red brick walls. There is block paving to the front and side with access onto West Haye Road. There is a conservatory to the rear of the dwelling and large detached annex within the 43m deep rear garden; hard up to the western boundary.

The area is residential in nature and is made up largely of detached bungalows and chalet style dwellings of varying architectural design. The far rear end of the site and land to the east is included within Flood Zone 2.

2 Planning History

03/68587/000 - Conservatory to rear. Approved - 04/09/2003

3 Proposal

Planning permission is sought to extend the existing detached annex 1.3m forward and link it to the main dwelling, infill the small section at the rear, replace the existing roof and make minor changes to the existing windows and doors (including blocking up and relocation).

The annex would be used for living accommodation for an elderly relative and would provide one bedroom with en-suite, living, kitchen and shower room. The current annex provides the same accommodation but with two bedrooms.

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)

Havant Borough Local Plan (Allocations) July 2014

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: 11

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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) Flood risk
- (iii) Impact on neighbour amenity
- (iv) Impact on the character and appearance of the area

(i) Principle of development

The site lies in the built up area of Hayling Island where development is normally permitted subject to compliance with the Development Plan and any other material considerations.

(ii) Flood risk

It is noted that a small part of the rear garden of the site appears to be within Flood Zone 2 however, the annex does not fall within this area. Notwithstanding this, the minor extension works proposed and continual use of the structure as an annex would not result in additional flood risk or prevent or restrict surface water run off.

(iii) Impact on neighbour amenity

The development proposes a modest extension to the front of the existing annex building, linking it to the main dwelling and a small infill extension to the rear corner of the existing building. The replacement roof would match the pitch and form of the existing roof and seeks largely to remove asbestos from the current building.

The development would make little difference to the existing scale and form of the annex and would largely retain its built relationship with immediate neighbour 28. The driveway of 28 runs along the shared boundary with 30 and the large detached garage

of 28 positioned alongside the existing annex building. It is therefore considered that the built relationship of the proposal with 28, low height and current spacing would ensure that the development would have no additional impact on the residential amenity of this immediate neighbour.

It is considered that the significant separation distances from other neighbouring dwellings, coupled with the level of boundary screening combines to suitably protect the residential amenities of other neighbouring properties from the development as proposed. The development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

(iv) Impact on the character and appearance of the area

The modest extension to the front and replacement roof would not result in significant changes to the existing built form of the annex. The proposal would therefore largely retain its existing form and appearance.

It is therefore considered that the modest development works proposed and continued use of the annex would retain the existing character and appearance of the area and would not be obtrusive within the street scene. The development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

8 **Conclusion**

The development by reason of its scale, design and relationship to immediate neighbours would be acceptable and would not result in matters prejudicial to flood risk, neighbour amenity or harm the prevailing character and appearance of the area. The application is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00617

(A)

(B) 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, unless agreed otherwise in writing by the Local Planning Authority.
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 annex hereby permitted shall be occupied only for purposes incidental to that of the dwellinghouse and shall at no time be used as a separate unit of accommodation without the written permission of the local planning authority.

Reason: In the interests of neighbour amenity and to prevent an overdevelopment of the site area 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.

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

Drawing Number: 2

Drawing Number: 3

Reason: - To ensure provision of a satisfactory development.