
Site Address:	5 Webb Lane, Hayling Island, PO11 9JE		
Proposal:	First floor rear east extension.		
Application No:	APP/13/00551	Expiry Date:	29/07/2013
Applicant:	Mr D Yarnold	Team:	Team 1
Agent:	Mr D Allen	Case Officer:	Stephen Andrews
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located within the settlement area of Hayling Island and comprises a two storey detached dwelling with rough rendered walls, painted cream, and barn hipped slate covered roof. The dwelling has a single storey rear extension with off road parking to the front and vehicular access on to Webb Lane. The site also has a pedestrian access at the rear onto Mengham Avenue.

The application site sits between Webb Lane and Mengham Avenue, with access to both as detailed above. The site therefore has a presence within two street scenes, as do the neighbours immediately to the north and south of the site. Due to this positioning between the two roads some of the dwellings front Webb Lane, whilst others front Mengham Avenue. The application site fronts Webb Lane as does immediate neighbour 3 Webb Lane. The adjoining neighbour to the south (8a) however fronts Mengham Avenue.

The surrounding area is residential in nature, comprising of detached, semi-detached and terraced dwellings, single storey and two storeys in height.

2 Planning History

10/53184/002 - Erection of 4 bed detached house. Approved - 08/07/2010.

09/53184/001 - First floor rear extension and internal alterations. Refused - 28/09/2009.

3 Proposal

Planning permission is sought for a first floor rear extension above the footprint of the existing single storey rear extension.

The extension would measure 3.7m in width and 4.2m in depth, the same dimensions as the existing single storey extension. The ridge height of the existing rear extension would be increased by 1.4m to 5.5m in total, some 1.2m below the ridge line of the host dwelling. The eaves height would be increased from 2.3m to 4m.

4 Policy Considerations

National Policies

National Planning policy Framework, 2012

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: 10

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) Impact on neighbour amenity
- (iii) 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) Impact on neighbour amenity

The first floor rear extension would be positioned above the existing single storey rear extension. The proposal would see the ridge height of the existing rear extension increased by 1.4m to 5.5m in total, some 1.2m below the ridge line of the host dwelling. The eaves height would be increased from 2.3m to 4m. There would be a rear facing window and no windows or openings in the side elevations.

Due to the layout of the site and that of the immediate neighbours the proposed rear addition would look over the front garden of adjoining property 8a Mengham Avenue. The bungalow of adjoining neighbour 3 Webb Lane extends significantly into its site and continues some 4m past the end elevation of the rear extension. Further the single storey bungalow is sited close to the shared boundary of the site.

With regard to the site layout, positioning of the two adjoining neighbours, separation distance between the dwellings and the proposal and the relatively modest scale of the proposed extension it is not considered that the development would result in unacceptable harm to neighbour amenity. Whilst it was noted that both of the adjoining neighbours have windows facing the application site these were either secondary windows or windows serving non-habitable rooms. Notwithstanding this observation it is not considered that the development as proposed would result in unacceptable levels of loss of light, overbearing effect or overshadowing. The development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

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

The first floor rear extension would be visible from the Mengham Avenue street scene at the rear. However, it is considered that the modest scale of the proposal and overall design approach is acceptable and in keeping with the host dwelling. The development would not therefore appear incongruous or out of keeping with the varied character and appearance of the area. 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 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/13/00551

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

Drawing No: DY/401 Stamped 3rd June 2013.

Reason: - To ensure provision of a satisfactory development.