
Site Address:	172 Sea Front, Hayling Island, PO11 9HP		
Proposal:	Single storey rear extension.		
Application No:	APP/14/00634	Expiry Date:	14/08/2014
Applicant:	Mr Pearson	Team:	Team 2
Agent:		Case Officer:	Tina Pickup
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 **Site Description**

172 Sea Front is a substantial detached two storey property facing the sea-front opposite the public car park. It has a steeply pitched plain tile roof, with white painted stipple render elevations. It is set back from the highway having a grassed front garden behind a low boundary wall, with long side drive adjacent the western boundary with No 174. Set back behind the rear elevation of the main house is a detached garage/store which is part flat roofed and part steeply pitched to match the main house.

The curtilage of the property is staggered such that the eastern half, a paved courtyard style garden, is truncated and only 10m in depth, but the western half, open lawn with a couple of significant trees, extends back a further 40m. (Note the red line was revised on 12/8/14 to reflect the true garden depth - the agent had incorrectly originally submitted the red line round land beyond the applicants control).

The property to the east, No 1 Chichester Avenue, is orientated through 90 degrees to the application site, such that its rear elevation faces the application site. It is a chalet style dwelling with rear dormers, set close to this shared eastern boundary, which is a 1.8m high wall. The separation distance to the side elevation of the application dwelling is only about 5m. This rear area however does not provide No 1 with its main amenity area - the curtilage of No 1 is such that it has its main garden to the south of the dwelling, the area made private with evergreen trees on the highway boundary.

To the west, No 174, is also a detached chalet style dwelling having a barn-hipped gable end with two ground floor and one first floor window facing the application site. This property also has a pitched roof detached garage with velux window serving a room in the loft area, set to the rear of the main dwelling, hard up to the boundary with the application site and aligned approximately with the applicants existing flat roof out building.

2 **Planning History**

APP/14/00403 - single storey rear extension with pitch roof - Withdrawn 20/5/14
- this was withdrawn by applicant as he had changed his mind on size/location of extension - hence this resubmission.

also note a second current application on site - APP/14/ 00649 to Demolish existing garage and workshop, construction of new garage and 1 No. self contained bedroom annexe.

3 **Proposal**

This application proposes demolishing the existing single storey rear extensions across the full width of the property and replacing it with a 6m deep single storey rear extension, also across the full width of the property. To keep the height of the extension down, a shallow pitch roof with hipped corners is proposed with a flat roof behind including a glass 'lantern' style dome roof feature. The height to eaves is 2.9m and to top of sloping roof, 3.9m.

4 Policy Considerations

National Policies
NPPF

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations), adopted July 2014
Policy AL1 - Presumption in favour of sustainable development

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Hampshire Biodiversity Information Centre - presence of protected/notable species on site

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

Summary:

Comment: NB - the plant species referred to in the HBIC consultation response will not be affected by the proposal which is over an existing hard-surfaces patio/courtyard garden

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 residential amenity

(i) Principle of development

7.2 The site lies within the urban area where the principle of development is acceptable, subject to policy and other material considerations.

(ii) Impact on residential amenity

7.3 The existing rear single storey projection, part original, part old lean-to style extension, already extends out nearly 3m. This will be demolished and replaced with a 6m extension, which means an additional 3m. Whilst this is a significant rear addition, it is a substantial house that can accommodate such an extension. No 1 Chichester Avenue is closest but a 1.8m high boundary wall divides the sites and provides ample privacy between gardens. The orientation of the site is such that only late afternoon/evening sun would potentially overshadow No 1 - but it would not affect any private sitting out area - this is not the part of the garden that occupiers would use. The height of eaves at 2.9m, with a hipped roof to reduce bulk on the corner closest to No 1, together with the 5m separation distance from the rear elevation of No 1 is considered to offer adequate relief to the occupiers of No 1 such that their amenity would not be affected.

7.4 The proposed extension would not affect No 174 to the west as it is some 10m away from the boundary across the drive. There are some significant trees within the rear garden area but these are so far from the rear of the house that they are unaffected by the proposal.

8 Conclusion

8.1 The proposed extension is considered to be commensurate with the size of the host dwelling and would not cause any undue harm on neighbouring residential amenity. It is therefore considered to comply with Policy CS16 and recommended for permission.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00634

(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.

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:

1:1250 location plan received 12/8/14

Existing Plans Drawing No DH-001 issue A

Proposed Elevations Drawing No DH-004 issue A

Proposed layout - alternative plan Drawing No DH-002 issue A

Existing elevations Drawing No DH-003 issue A

Reason: - To ensure provision of a satisfactory development.