
Site Address:	Briar Bank, Manor Road, Hayling Island, PO11 0QR		
Proposal:	Two storey rear extension with Juliet balconies to first floor and alterations to fenestration.		
Application No:	APP/14/00782	Expiry Date:	19/09/2014
Applicant:	Mr & Mrs Nelson	Team:	Team 2
Agent:	Mr Critchley	Case Officer:	Daphney Haywood
	Martin Critchley, Architect		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site consists of a large detached dwelling with a hipped roof and constructed from brown multi brick. The dwelling has been extended to the side with the addition of a single width garage. To the rear is a two storey extension which forms the full width of the dwelling. The extension is an unusual height with windows at first floor level located just above the internal finished floor level. Beyond this is a rear conservatory.
- 1.2 To the South is Sycamore Drive, this road is flanked by large mature trees, one of which has a TPO (tree is positioned outside of the curtilage of the dwelling house). The boundary treatment along this elevation consists of a 3m wall adjacent to the dwelling reducing in height to 1.8m down the length of the garden.
- 1.3 To the rear is open fields and large mature trees forming the boundary. To the north is a detached dwelling, this has been extended to the rear by a two storey extension with a gable end. The extension is centrally located to the rear elevation. A flat roof dormer exists to the south east of the rear roof slope.

2 Planning History

APP/12/01211 Single storey rear extension, new rear dormers including Juliet balcony and garage conversion. Permit 14/01/13

3 Proposal

Two storey rear extension with Juliet balconies to first floor and alterations to fenestration. This proposal would be an alternative to that approved under APP/12/01211.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF

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|------|---|
| CS11 | (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) |
| 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

Arboriculturalist

The supporting arboricultural evidence is comprehensive and outlined in the following points:

Minimal tree removal is required to facilitate development (a single Cordyline) as well as a requirement for some tree pruning works to facilitate works.

The tree proposed for removal is of low value and grading could have been removed for sound arboricultural reasons regardless of any redevelopment proposals. It would be unreasonable to require a replant due to the species of tree to be removed.

Provided that the methodology prescribed in the AMS & TPP report is strictly adhered to and the site monitoring exercise is undertaken I would expect the retained trees to survive the development unscathed and to continue to grow on in the future.

Therefore I have no objections to this scheme in arboricultural terms.

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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary:

Comment:

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) Effect on neighbours
- (iii) Effect on the character of the existing dwelling and the streetscene
- (iv) Effect on trees
- (v) Effect on parking

(i) Principle of development

7.2 The application site is located within the defined urban area, consequently development is considered acceptable in principle subject to development control criteria.

(ii) Effect on neighbours

7.3 The main impact relates to Rose Croft. The application has been amended to remove the rear balcony area, and now shows full length glazing in the first floor rear elevation with Juliette screening. The extension would be set off the boundary and is not considered to result in detriment to the neighbouring property.

(iii) Effect on the character of the existing dwelling and the streetscene

7.4 The works will be visible from Sycamore Drive, which is a private road, and to a lesser extent from Manor Road, and the proposal, which incorporates a slightly contrived roof design will significantly increase the bulk of development. However, as the work would be to the rear of the existing dwelling and has been designed with pitched roofs with roof tiles to match the existing, the works are not considered intrusive in the street scene nor to adversely impact the character of the property. The existing dwelling is constructed of a multi brick with plain clay roof tiles. The new works would incorporate render and weather boarding, and whilst not entirely matching the existing materials the proposed materials, subject to approval of the final finish, are considered acceptable.

(iv) Effect on trees

7.12 Mature trees are located in Sycamore Drive and an AIA and MS has been submitted, and the Arboriculturalist raises no objection.

(v) Effect on parking

7.13 No further bedrooms are to be created as a result of the proposal, and up to 4 cars can be accommodated on site, which is in excess of adopted standards for parking.

8 Conclusion

8.1 The proposed application is unlikely to lead to an adverse impact to the neighbouring dwelling or the character of the existing dwelling, and approval is recommended.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00782 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 Construction of the building(s) hereby permitted shall not commence until a specification of the types and colours of all external roofing and external facing materials, including the provision of sample panels of the external facing materials and colour of mortar to be used for the construction of the same, has been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: In the interests of the amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed at first floor or above within the north side elevation 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.
- 4 The proposed window(s) at or above 1st floor level in the north side elevation of the building shall at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.
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.
- 5 The development shall be carried out strictly in accordance with the Arboricultural Impact Assessment and Method Statement ref 0740.bjh.Sept14.
Reason: To protect the health of trees to be retained in the interests of amenity and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 6 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan ref 1258/201
Block plan ref 1258/203
survey plans ref 1258-101
survey elevations ref 1258-401a
Proposed plans ref 1258-311C
Proposed elevations ref 1258-412A
roof plans 1258-312A
Arboricultural Impact Assessment and Method Statement ref 0740.bjh.Sept14.

Reason: - To ensure provision of a satisfactory development.