
Site Address:	4 Salterns Close, Hayling Island, PO11 9PL		
Proposal:	Two storey side extension to create an annexe.		
Application No:	APP/13/00550	Expiry Date:	13/08/2013
Applicant:	Mr & Mrs Galyer	Team:	Team 1
Agent:	Mr Murray	Case Officer:	Stephen Andrews
	I J Murray Associates		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located within the settlement area of Hayling Island, within a small cul-de-sac consisting of similar style two storey detached dwellings.

The dwelling has on site parking to the front, with integral double garage and single storey rear extension. The site backs on to the Creek with its own slip way. The Creek is within the designated Area of Outstanding Natural Beauty (AONB) but does not include any part of the application site.

Along the western side boundary is dense tree and hedge planting which screens the adjoining neighbour Salterns House, which is set within a larger land plot than those of other dwellings within Salterns Close.

2 Planning History

None

3 Proposal

Demolition of the existing integral double garage and erection of a two storey side extension, with integral garage. The extension would include front and rear facing box style dormer windows with rear balcony. The first floor extension would be used as an annex to the existing dwellinghouse.

4 Policy Considerations

National Policies

National Planning Policy Framework, 2012

Core Strategies 2011 forming part of the HBLDF

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 - Awaited

Tree Officer - No objection

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: 5

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) Flood risk
- (ii) Impact on trees
- (iv) Impact on neighbour amenity
- (v) 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 part of the rear garden of the site is located within Flood Zone 2 however, the applicant has completed the required Flood Risk Assessment form provided by the Environment Agency clarifying that the appropriate flood proofing and resilience measures will be incorporated within the proposed extension works. In addition the new habitable accommodation would be at first floor level. It is therefore considered that the development has taken all reasonable and necessary steps to reduce the risk from flooding.

(iii) Impact on trees

The trees recorded within the submitted tree survey, predominantly show the trees to fall within the site ownership of neighbouring property Salterns House and none are covered by a Preservation Order or within a designated Conservation Area. The statement shows that as the development will be largely confined within the footprint of the existing double garage, which currently has a patio area behind, it is unlikely that the development as proposed would result in unacceptable harm to the existing tree line or the root system.

The Arboricultural Report prepared by Gifford Tree Service, dated 20th May 2013 provides a detailed method statement to account for the protection of trees during

construction. The Council's tree officer has confirmed verbally that having regard to the likely limited impact the development would have on trees it is considered that the measures contained within the submitted tree report would be acceptable. A condition should be attached to a grant of planning permission requiring the development to be undertaken with full regard to the recommendations and requirements of the Tree Report submitted.

(iv) Impact on neighbour amenity

The proposed two storey side extension would be located on the west side of the dwelling. The Creek lies to the north and next door neighbour 5 is protected from the proposed development by the existing dwelling. The closest neighbour on the opposite side of the road (south) is some 32m from the extension, with the closest neighbour, Salterns House (west) some 25m from the proposal and separated by a significant tree line along the western boundary of the application site. It is pertinent to note that the majority of trees are within the site boundary of neighbour Salterns House. It is noteworthy that there are no windows or openings shown in the flank elevation of the extension.

The development includes a rear balcony, which will look out primarily over the rear garden of the application site and the Creek.

It is considered that the significant separation distances from neighbouring dwellings, coupled with the level of boundary screening, much of which is not within the control of the applicant, combines to suitably protect the residential amenities of neighbouring properties from the development as proposed. Further the use of the extension as an annex to the dwellinghouse would not result in additional harm to neighbour amenity. The development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

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

The two storey side extension would match the height of the host dwelling and extend up to the side boundary. However, the verdant characteristics of the neighbouring site of Salterns House, provide a screening and softening effect to the development.

The dwelling as extended would incorporate features found within the immediate area, such as the box style dormers. Further although of a large scale there is a degree of subservience in the roof form with the use of dormer windows. It is therefore considered that the development as proposed would be in keeping with the prevailing character and appearance of Salterns Close.

The use of the extension as an annex to the dwellinghouse would not result in additional harm to the character and appearance of the area and would maintain its appearance as a single dwellinghouse.

It is considered that the development as proposed would not be materially harmful to the prevailing character and appearance of the area and would not be obtrusive from the Creek at the rear which is included within designated AONB. 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, impact on trees, neighbour amenity or harm the prevailing character and appearance of the area. The application is therefore recommended for approval.

9 RECOMMENDATION:

That Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00550

(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:

073-A102 V7 - Stamped 7th June 2013
073-A103 V7 - Stamped 7th June 2013
073-A104 V7 - Stamped 7th June 2013

Reason: - To ensure provision of a satisfactory development.
- 5 The development hereby permitted shall be implemented in accordance with the advice and mitigation measures submitted within the supporting Tree Report dated 20th May 2013, prepared by Gifford Tree Service.
Reason: In the interests of the protection of the trees along the western

boundary which have a collective visual amenity to the immediate area and to accord with the requirements of policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.