
Site Address:	61 Sea Front, Hayling Island, PO11 0AN		
Proposal:	Proposed two storey rear extension.		
Application No:	APP/14/00809	Expiry Date:	29/09/2014
Applicant:	Mr Trafford	Team:	Team 2
Agent:	Mr Walker	Case Officer:	Bee Crawford
	Island Design		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey semi-detached property which as been previously extended. It has a slate tiled pitched roof and elevations of red multi-brick. The property is situated directly on to the road and there is a paved side pedestrian access leading to the front door and small rear concreted amenity area, which is enclosed by a 1.6 metre high wall.
- 1.2 The adjoining property of the same style and design lies to the east and has the benefit of a substantial extension, a four storey purpose built block of flats of individual age, style and design with undercroft access lies to the west and the rear of the Grade II listed terrace of properties (some of which are sub-divided into flats) of Norfolk Crescent are to the rear of the site. The site is on the edge of an area of medium density with a mixture of two, three and four storey blocks of purpose built flats and two, three and four storey semi-detached and terraced properties of diverse age style and design, some of which have been converted to flats .

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for a part two storey and part first floor rear extension over the existing single storey rear extension. The ground floor element is 1.16 metres in width and 2.73 metres in depth and the first floor part is 4.63 metres in width and 2.73 metres in depth with a flat roof to a height of 6.1 metres.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012.

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

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

5 Statutory and Non Statutory Consultations

Conservation Officer

The agent has correctly identified the Local Planning Authority's reluctance to permit two storey flat roofed additions. In this case, the precedent set by the adjoining property and rear service additions/parts of the listed terrace has set the tone. No adverse affect on the setting of the listed building. 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: 7

Number of site notices: 1

Statutory advertisement: 15/08/2014

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) Appropriateness of design
- (iii) Effect on the adjoining listed building
- (iv) Effect on neighbouring properties

(i) Principle of development

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

(ii) Appropriateness of design

7.3 The proposal would not be visible from the public realm and consequently have no impact on the existing street scene. Referring to advice set out in the Havant Borough Council Borough Design Guide, the design and appearance of the extension would not normally be deemed to be acceptable due to the flat roofed element. However, the adjoining property has the benefit of a similar extension and the proposal would not extend beyond the line of the existing single storey rear extension, contributing to the symmetry of the two properties and only marginally reducing the existing limited amenity area. Therefore the extension is deemed appropriate in context to the main

building and is considered to be acceptable. It is not considered that the proposal would result in an adverse impact on the visual amenity of the locality.

(iii) Effect on listed building

- 7.4 The Council's Conservation Consultant has provided comments and is of the opinion that as the precedent has been set by the adjoining property and rear service additions/parts of the listed terrace, the proposal would have no adverse affect on the setting of the listed building.

(iv) Effect on neighbouring properties

- 7.5 The extension is to be built up to the eastern boundary and does not project beyond the line of the existing single storey extension. There are no windows in the side elevations and the property to the west is of a greater height. The property to the east already benefits from a similar type of extension and it is not considered the properties to the rear would not be adversely affected by the proposal. Therefore it is considered that the development is unlikely to lead to overlooking or appear overbearing and would have negligible impact on the property immediately adjoining the existing dwelling or properties in the surrounding area.

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00809 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:

Site/location plan
Existing ground and first floor plan

Proposed ground and first floor plan
Existing and proposed elevations plan
Section drawing

Reason: - To ensure provision of a satisfactory development.