
Site Address:	27 Northney Road, Hayling Island, PO11 0ND		
Proposal:	First floor rear extension.		
Application No:	APP/14/00084	Expiry Date:	24/03/2014
Applicant:	Mr High	Team:	Team 1
Agent:		Case Officer:	David Eaves
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site lies to the north of Northney Road and is a semi-detached house of a design consistent with a number of other houses to the east and west of the site.
- 1.2 The building has been extended by a flat roofed rear and side extension, other properties nearby have had rear and side extensions including two storey additions.
- 1.3 The site backs onto a field with Chichester Harbour beyond. The AONB boundary runs along the rear site boundary. The harbour itself is a protected area with SPA/Ramsar SSSI designations.

2 Planning History

There is no relevant planning history in relation to this site.

3 Proposal

First floor rear extension.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

- CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
- CS15 (Flood and Coastal Erosion)
- CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy: 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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

6.1 NEHRA have no objection.

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) The effect on the character and appearance of the area/AONB
- (iii) The effect on neighbouring properties
- (iv) Effect on Sensitive areas
- (v) Flood risk issues

(i) Principle of development

7.2 The site lies outside the built up area, however the proposal is for a modest extension to an existing house which is considered to be acceptable in principle.

(ii) The effect on the character and appearance of the area/AONB

7.3 The development is for a first floor addition above an existing flat roofed extension. The extension would be viewed from the AONB but is set back from the harbour itself from which it would be seen against the backdrop of the existing building.

7.4 The addition would not be readily visible from public vantage points being obscured by the existing building. It would match in style and design several other additions to nearby properties of similar design for example at No.25.

7.5 It is considered that the proposal would have a limited and acceptable impact on the character and appearance of the area and the AONB.

(iii) The effect on neighbouring properties

7.6 The main impacts are considered to relate to the properties to the east and west of the application site (No's 26 and 28).

7.7 The property to the west No.26 has a large flat roofed single storey rear extension and including windows facing the application site, the extension to the application property would be set off the common boundary by approximately 2.75m. No windows are proposed in the extension but there is a new bathroom window in the existing flank

wall. This should be obscure glazed to avoid overlooking. The impact on No.26 is considered acceptable.

- 7.8 The property to the east No.28 is the attached neighbour. This property has a rear sunroom/conservatory. There is a first floor rear bedroom window in the neighbouring property. There would be a limited impact on afternoon light to this window, however, this is not considered sufficient to warrant a refusal of planning permission. No windows are proposed to face No.28.

(iv) Effect on Sensitive areas

- 7.9 The site lies close to protected areas which are home to protected species and Brent Geese use the field to the rear of the site, however, it is not considered that this modest domestic extension would be harmful to these important habitats.

(v) Flood risk issues

- 7.10 In relation to flood risk the rear of the site is within Flood Zone 2, however the building itself is in Flood Zone 1 and the proposal is for first floor accommodation only. It is not considered that the development would increase off site flooding or itself be subject to flood risk.

8 Conclusion

- 8.1 It is considered that the proposed development is acceptable in principle. The extension would have a limited and acceptable impact on the character and appearance of the area and the AONB. The effect on neighbours would be limited and is considered acceptable. The proposals are not considered to be harmful to protected wildlife.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00084 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 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed within the east and west facing elevations 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 bathroom window at 1st floor level in the west elevation of the existing building shall:-

(i) consist of at least two lights divided horizontally with only the top light capable of being opened, and shall be maintained in that condition at all times; and

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

Location Plan Planning Extract 1
Site LAYout Plan Drawing No. 3942/500
Roof Plan Drawing No. 3942/200
Proposed First Floor Rear Extension Drawing No. 3942/3 - Rev B
Proposed First Floor Rear Extension Drawing No. 3942/4 - Rev A
Cross Section Drawing No. 3942/5

Reason: - To ensure provision of a satisfactory development.