
Site Address: 57 North Shore Road, Hayling Island, PO11 0HN
Proposal: Demolition of existing entrance porch and erection of new porch with pitched roof, extension of existing garage and ballustrade over with non accessible balcony, and cladding to south east elevation.
Application No: APP/14/00729 Expiry Date: 05/09/2014
Applicant: Professor Hawkins Team: Team 2
Agent: Mr Droutsas Case Officer: Daphney Haywood
 PWP Architects
Ward: Hayling West

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 57 North Shore Road, Hayling Island, comprises a detached 2 storey dwelling backing onto Langstone Harbour.

2 Planning History

05/67766/001 First floor rear extension approved 6/4/2005.

3 Proposal

- 3.1 Demolition of existing entrance porch and erection of new porch with pitched roof, extension of existing garage and balustrade over with non accessible balcony, and cladding to south east elevation.

4 Policy Considerations

National Policies
NNPF

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

Langstone Harbour Board No comments received
Environment Agency, No comments received
Southern Water No comments received

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: 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 the neighbouring properties
- (iii) Effect on the street scene.

(i) Principle of development

7.2 The site lies within the urban area where the principle of development is acceptable, subject to detailed development control criteria.

(ii) Effect on the neighbouring properties

7.3 The proposed porch is set off the boundary by in excess of 2m and is not considered to result in detriment to the neighbouring properties. The proposed garage extension would be sited in proximity to the boundary with No. 55, and would extend the existing garage forward by 3.4 m resulting in the extended garage projecting some 4.1m forward of the adjoining property at No 55. This property is set off the boundary by 3m with a glazed door in the side elevation. Given this separation the proposed garage extension which has a height of 2.75m is not considered to result in detriment. The application also proposes a 1.1m balustrade to the flat roof of the garage.

7.4 The application states that the area enclosed by the balustrade would not be accessible and the existing window configuration, which is to remain, is consistent with this. Given that the balcony would lie forward of the neighbouring house there is risk that if it were used as a balcony in future, it may give rise to loss of neighbouring privacy, therefore a condition is required to confirm that it should remain as a non-accessible feature and another to control window alterations, especially the formation of a door onto it, unless approved separately. The balustrade would be mainly open and on the basis that the balcony area would not be accessible it is considered that these works which are designed to enhance the appearance of the property have an acceptable impact.

(iii) Effect on the street scene.

- 7.5 It is proposed to clad the first floor brickwork on the front elevation with cream coloured cement boarding. This and the proposed balustrade are similar to the elevational treatment at No31 North Shore Road. The application properly is set back from the road and the proposed works which have been designed to compliment the existing property would not be prominent in the street scene and are not considered to result in visual detriment.

8 Conclusion

8.1 The proposed works are considered acceptable and approval is recommended.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00729, 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 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 in that part of the south east elevation which lies directly above the garage 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.
- 3 The flat roof over the garage shall not be used as a balcony 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Location and block plan 5163/1100 Rev B
site plan 5163/1090 Rev B
Existing ground floor plan 5163/1001 Rev B
Existing first plan 5163/1002 Rev B
Existing roof plan 5163/1003 Rev B
Existing elevations 5163/100 4Rev B
Proposed elevations 5163/1104 Rev B
Proposed perspectives 5163/1018 Rev B
Proposed ground floor plan 5163/1101 Rev B
Proposed first floor plan 5163/1102 Rev B
Proposed roof plan 5163/1103 Rev B

Reason: - To ensure provision of a satisfactory development.