
Site Address: 38 Selsmore Road, Hayling Island, PO11 9LD
Proposal: Single storey side extension following demolition of existing garage and extension of first floor dormer to west facing elevation.
Application No: APP/14/00359 Expiry Date: 29/05/2014
Applicant: Mr G McDonald Team: Team 1
Agent: David Young Architectural Case Officer: Stephen Andrews
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

The application property comprises a two storey semi-detached dwelling, with gable front, set some 12m back from the public footpath. The dwelling has a flat roofed dormer to the side, flat roofed single storey rear extension, rear conservatory and concrete detached garage to the side. The rear garden is enclosed by close boarded fencing whilst the front garden is enclosed by hedging and close boarded fencing. The front garden is made up of a graveled parking area with access on to Selsmore Road.

The immediate area is residential in nature comprising of a mix of dwelling types, including one and two storeys.

2 Planning History

05/71000/000 - Conservatory to rear of property. Approved - 15/12/2005

3 Proposal

Planning permission is sought to extend the width of the existing side facing dormer window to provide additional internal living space, no additional windows or openings are included.

The proposal also includes the demolition of the existing detached garage to the side of the dwelling and erection of a single storey flat roofed extension.

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

None

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

7 Principal Issues

- (i) Principle of development
- (ii) Impact on neighbour amenity
- (iii) 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) Impact on neighbour amenity

It is considered that the only neighbour that would be affected by the development proposed is immediate neighbour 36 Selsmore Road.

The dormer window would be extended in width to allow for additional internal space. The proposal does not include any new windows or openings at first floor level. It is therefore considered that the dormer extension would not result in harm to neighbour amenity.

The single storey side extension, with a eaves height of 2.9m and total height of 3.1m (some 0.8m higher than the existing garage) would not result in unacceptable harm to neighbour amenity when considered alongside the boundary treatment and separation distance of 3-5m between the proposal and 36 and the existing carport in place at 36 along the shared boundary.

It is therefore considered that the proposed extension would not unacceptably harm the residential amenities of the adjoining neighbour 36 and would accord with the requirements of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

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

The proposal would see the existing flat roofed dormer window extended in width and the existing garage replaced by a single storey side extension. It is therefore considered that the impact on the prevailing character and appearance of the area is somewhat limited, especially when the 12m set back from Selsmore Road is

considered.

It is therefore considered, that the scale and positioning of the extension works would largely preserve the existing character and appearance of the area. 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 neighbour amenity or harm the prevailing character and appearance of the area. The application is therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00359 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:

Location Plan - 1:1250 Stamped 3rd April 2014
Block Plan - 1:500 Stamped 3rd April 2014
Drawing - 157/2/14

Reason: - To ensure provision of a satisfactory development.