
Site Address:	2 Church Orchard, St Peters Road, Hayling Island, PO11 0RT		
Proposal:	Single storey side extension.		
Application No:	APP/14/00334	Expiry Date:	23/05/2014
Applicant:	Mr G J Duffett	Team:	Team 1
Agent:		Case Officer:	Daniel Gender-Sherry
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

2 Church Orchard is one half of a pair of semi-detached two-storey dwellings located to the west of St.Peters Road, within the predominantly residential village of Northney. Both of these dwellings are south of the Grade 1 Listed St.Peters Church, and west of Maytime with the applicant dwelling being the further of the two from the church. This dwelling is set back almost 50metres from the main road with a generous private driveway to the front.

Access to this site is through a private driveway running between St Peters Church and The Brents. The character of dwellings varies considerably in the locality.

To the front of the dwelling there is a mature, dense hedge that provides excellent screening from the public domain to the side and rear garden of the applicant dwelling.

The southern and eastern boundaries are defined by a 2+metre hedge, with intermittent trees and bushes.

2 Planning History

01/66907/000 - Two storey side extension (Permitted)

02/66907/001 - Two storey side extension with amended fenestration and reduction of width to south elevation (Permitted)

02/66907/002 - Application for relief of condition number 4 of planning permission 02/66907/001 which required the windows in the south elevation of the extension to be limited opening and obscure glazed. (Refused and appeal Dismissed)

04/66907/003 - Erection of double garage to east of the property (Permitted)

05/66907/004 - Garage (Revised submission) (Permitted)

3 Proposal

This application seeks permission for a single storey, flat roofed side extension with all materials to match those of the existing dwelling house.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

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

Havant Borough Design Guide Supplementary Planning Document (December 2011)

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

5 Statutory and Non Statutory Consultations

Hampshire County Council, Strategic Environmental Delivery Group

Due to the small scale of the proposed development there are no archaeological issues. No objection is raised.

Conservation Officer

This proposed extension would benefit from a pitched slate roof, as used on the larger addition to No.1 Church Orchard. However, it is well hidden and out of sight from key public views, therefore the impact on the conservation area will be negligible and no objection is raised.

Southern Water

Southern Water require a formal application for any new connection to the public and foul surface water sewer to be made by the applicant or developer

An informative shall be added to the application if permission is to be granted expressing the above request.

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: 3

Number of site notices: One

Statutory advertisement: 11/04/2014

Number of representations received: 1

Summary: In principle there is no objection, however it is considered that the extension should have a pitched roof to match that of the main dwelling house, rather than a flat roof.

Officer Comment: This is considered in the planning considerations section

below; the Conservation Officer's consultation response indicates that whilst this view is shared, given the nature of the site there are no objections raised to the application.

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) Impact on neighbour amenity
- (iii) Impact on the character and appearance of the immediate area

(i) Principle of development

The site lies in the non-urban area, within a designated Conservation Area. The proposals represent extensions to an existing dwelling and are considered acceptable in principle, albeit that consideration needs to be given to the impact of the development on its rural, countryside setting and also the question of whether the development would serve to preserve or enhance the character of the Conservation Area.

(ii) Impact on neighbour amenity

The generous plot sizes and considerable mature vegetation that this pair of semi detached dwellings benefit from result in only the neighbour to the south (The Brents) having views of the proposal. One window in particular of the southern neighbour which seems to serve a bathroom has direct views, however the glass is totally obscure and there is a distance of 14metres between these two dwellings. It is therefore considered that the proposal will have a minimal impact upon this neighbour.

The attached neighbour to the north will not have views of this extension from any place other than the entrance to the joint driveway. In any event from this location the view will be mostly screened by hedges and therefore is considered that the level of impact upon the neighbour will be acceptable.

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

The proposed extension is considered to be of an appropriate size and will use matching materials to the main dwelling house. The comments from the Conservation Officer confirm that there is no in-principle objection to this addition, except that the roof design would be favoured as a pitched, rather than flat roof as proposed. One letter of representation was received from the North East Hayling Residents Association also stating that the design would be more appropriate for this area if the roof were to be pitched. However having regard to the specific circumstances of the site, there is sufficient screening in place to almost entirely hide this proposal from the public view, and as a result no objection is raised to the application by the Conservation Officer. Having regard to this context for the site, which features a variety of housing types and styles with a mixed material palette, and the recessive position of the proposed development, it is considered that the proposal would maintain the character of the Conservation Area and would not adversely affect the character of the non-urban setting in which the property is located.

8 Conclusion

The extension is considered to be of an acceptable design and to have no negative impact upon the conservation area or wider non-urban setting of the dwelling. Therefore it is recommended that consent is granted.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00334 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 Plan Drawing number 444.02 received by the Council on 26th March 2014
Proposed Elevations/Plans drawing number 444.01 received by the Council on 26th March 2014

Reason: - To ensure provision of a satisfactory development.