
Site Address:	96 Havant Road, Hayling Island, PO11 0LJ		
Proposal:	Single storey rear extension following removal of existing lean-to.		
Application No:	APP/14/00436	Expiry Date:	23/06/2014
Applicant:	Mr Copsey	Team:	Team 1
Agent:	Mr Jay	Case Officer:	Stephen Andrews
	The Planning Service		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application property comprises of a two storey, mid-terrace dwelling, with rear facing flat roofed dormer window. The dwelling currently has a single storey rear extension that extends across the three dwellings that form the terrace. The rear garden is bounded by close boarded fencing, with trees and shrubs that provide additional screening. There is a section of walling, some 2m in height, along the boundary of 94 and 96 by the dwellings.

There is a distance of some 29m from the rear of the dwelling to the flank wall of Merriville, to the north. This provides an open and light aspect to the rear of the site.

There is an access road to the rear of the site and the main Havant Road, which links Hayling Island to the mainland, to the front.

The site is located within a residential area made up of two storey and single storey dwellings of various architectural style and period.

2 Planning History

06/54624/001 - Dormer window to rear elevation. Approved - 08/05/2006.

3 Proposal

Planning permission is sought for a single storey rear extension measuring 4m in depth, 5.9m in width, 3.19m to eaves height (measured to the upper surface of the flat roof), and 4m to the top of the roof lantern.

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

Building Control, (Fire Access Consultation) - No comment
Hampshire County Archaeologist - No objection
Southern Water - No objection in principle

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

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.

It is pertinent to note that permitted development entitlement allowed under the General Permitted Development Order 2008, Schedule 2, Part 1, Class A would allow for an extension with similar dimensions, up to a depth of 3m and a maximum eaves height of 3m. Any depth above the 3m allowance would require prior notification from the Council, assessing impact on neighbour amenity. If considered to be acceptable this could allow for a further 3 metres (6m depth in total).

Having regard to the above information the main assessment has to be the increased depth of 1m beyond the 3m and increased height of 0.19m beyond the 3m that would be permitted development.

(ii) Impact on neighbour amenity

It is considered that the single storey extension, by reason of its proximity to the boundary will have some bearing on both adjoining neighbours (94 and 98). However, as part of the assessment of impact on neighbour amenity it must be borne in mind that the eaves height and overall height is within the accepted tolerances of permitted development. This is a significant material consideration and must be duly regarded in the assessment. The main aspect therefore has to be does the additional 1m above the permitted 3m depth and additional 0.19m height above the permitted 3m amount

to unacceptable harm?

When considering the impact of the additional depth and height on neighbour amenity regard has been given to the existing boundary screening, which is made up of walling and close boarded fencing between 94 and 96 and close boarded fencing and shrub planting between 96 and 98. In addition it is noted that 94 has a fully glazed conservatory some 2.6m in depth. Further it is noted that the rear garden of the application site and the two adjoining neighbours is some 25m in depth. Due to this space there is an open aspect to the rear, which provides a good source of natural, uninterrupted light.

Having regard to the site characteristics and scale of the proposal in relation to permitted development tolerances it is considered that on balance the additional 1m depth, above the 3m that would be allowed without permission, and additional 0.19m height above the 3m that would be allowed as permitted development, would not result in unacceptable harm to the residential amenities of immediate neighbours 94 and 98 Havant Road. It is also noted that no objections have been received to the proposal from either neighbour; this in itself is considered to be a consideration weighing in favour of approving the proposal.

The single storey rear extension would not therefore result in unacceptable harm by reason of overlooking, loss of privacy, overshadowing or overbearing effect. The development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

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

The single storey rear extension is of an appropriate design and scale and suitably integrates with the host dwelling. Further due to its positioning within the rear garden it would not be readily visible from the public domain. The extension would not therefore detract from the varied 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 the site characteristics and scale in relation to permitted development entitlement would not, on balance, 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/14/00436 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:

Drawing - P001

Drawing - P002

Drawing - P003

Drawing - P004

Drawing - P005

Reason: - To ensure provision of a satisfactory development.