
Site Address:	39 Beach Road, Hayling Island, PO11 0JB		
Proposal:	Two storey rear extension, provision of pitched roof to garage to front and addition of cladding to front gable.		
Application No:	APP/13/01245	Expiry Date:	14/02/2014
Applicant:	Mr M Hill	Team:	Team 2
Agent:	Mr D Allen	Case Officer:	Richard Nash
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a two storey dwelling of traditional character and brick and tile finish, located within a reasonably sized plot, located on the western side of Beach Road, almost opposite its junction with Hollow Lane. The dwelling has a single storey garage element to the front elevation and the front garden area is almost entirely hard-surfaced. There are low brick walls to the front boundaries of the site and higher fencing and walls to the rear. A single room of the dwelling was apparently formerly used as a chiropodist's clinic. A protected Oak tree is located to the rear of the dwelling, towards the north west corner of the site. The area is predominantly characterised by low to medium density residential development, although the south east corner of Hayling Park lies to the rear of the site.

2 Planning History

None

3 Proposal

The current application proposes the construction of a two storey extension to the rear of the property, and the provision of a pitched roof to the existing garage.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Listed Building Grade: Not applicable

Conservation Area: Not applicable

5 Statutory and Non Statutory Consultations

Southern Water:

Any new connections will require a formal application for a connection to the public foul and surface water sewer to be made by the applicant or developer. We request that should this application receive planning approval, the following informative is attached to the consent: "A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Southern House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

Arboriculturalist:

No tree removal is required to facilitate this project and the Oak tree will survive the development unscathed and continue to grow on in the future, although its condition is showing signs of decline and I have advised the owner to have it inspected by a Tree Surgeon. The only condition I would place on this application is for a protective fence - Heras type - to be used to section off the garden prior to any development on site. This fence should run from north to south extending the full width of the garden from where the patio ends and the grass area begins. Therefore I have no objections to this scheme in arboricultural terms.

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: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: None

7 Planning Considerations

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 application site and locality (including protected tree)
- (iii) Impact on neighbouring amenities

- (i) Principle of development

It is considered that the provision of an extension and alterations to a dwelling of this scale and character, and in this location, would be acceptable in principle.

- (ii) Impact on application site and locality (including protected tree)

The proposed extension and new roofing would appear as complementary and subservient additions to the dwelling and would ensure that a good degree of external amenity space is retained at the property. The new roofing to the garage would be set back from the public highway and would not appear as an incongruous feature within the context of the existing dwelling. The proposed two storey extension would be visible from the public open space to the rear of the site but would not have any

significant impact in this respect. It is therefore considered that the proposal would not have a detrimental impact on the character and appearance of the application site or wider locality, provided that suitable materials were used in its construction. The Arboriculturalist has raised no objections to the proposal, subject to a condition requiring the provision of protective fencing during the construction of the development.

(iii) Impact on neighbouring amenities

The proposed pitched roof to the existing garage would result in a modest increase in height of the building, with the roof pitch sloping away from the sides. It is therefore considered that this element of the proposal would not have a material impact on the amenities of neighbouring properties.

The proposed extension to the rear would follow the lines of the existing dwelling and increase its overall depth by approximately 1.8 metres. The rear wall of the dwelling is already set back from that of the dwelling to the south (37 Beach Road), whilst the proposal would sit in line with the rearmost part of the dwelling to the north (41 Beach Road). It is therefore considered that the extension would not have any significant additional impact on neighbouring amenities in terms of outlook, shadowing or over-bearing effect. The proposal does not include any side elevation windows, but future additions should be controlled in order to prevent potential opportunities for overlooking.

8 Conclusion

The proposed two storey extension and pitched garage roof would be acceptable in principle and would not have a detrimental impact on the character and appearance of the application site or wider locality, or the amenities of occupiers of neighbouring properties. The planning application should therefore be approved.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01245, 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 development hereby permitted shall be carried out in accordance with the following approved plans:

MH/001 (Existing and Proposed Plans, Elevations, Section, Site Layouts and Location Plan)

Reason: - To ensure provision of a satisfactory development.
- 3 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.

- 4 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 first floor of either side elevation of the development hereby permitted, 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.

- 5 No development, including site clearance, shall commence on the site until the protected Oak tree at the north western corner of the site, shall have been protected by Heras fencing along a line running from north to south where the existing rear patio and lawn areas form an edge with one another. Such fencing shall be maintained throughout the course of the works on the site, during which period no development access, placement of materials, fuels or chemicals, soil or other materials shall take place inside the fenced off area.

Reason: To ensure that the protected Oak tree is adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.