
Site Address:	37 Northney Road, Hayling Island, PO11 0ND		
Proposal:	Single storey rear extension with wall and gate.		
Application No:	APP/13/00857	Expiry Date:	07/11/2013
Applicant:	Ms McCabe	Team:	Team 1
Agent:	Mr Garland	Case Officer:	David Eaves
	Jim Garland Architects Ltd		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application property is a semi-detached house located on the north side of Northney Road. The property is one of a group of 24 No. dwellings of similar design and many of these properties have been extended in the past.
- 1.2 The property itself is in its original condition except for a lean-to rear extension. The attached neighbouring property to the east (No.38) has been extended with ground floor front, side and rear extension. The property to the west (No.36) has a rear sun-room extension and a rear flat roof extension and a carport with rear garage.

2 Planning History

None

3 Proposal

Single storey rear extension with a wall and gate partially in excess of 2m in height to the side.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

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|------|---|
| CS11 | (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) |
| CS12 | (Chichester Harbour Area of Outstanding Natural Beauty (AONB)) |
| CS16 | (High Quality Design) |
| DM13 | (Car and Cycle Parking on Residential Development) |
| DM9 | (Development in the Coastal Zone) |

Borough Design Guide 2011

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

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

No comments received.

Southern Water

Informative requested

Sewer protection advice

Hampshire Biodiversity Information Centre

Within 50m protected/notable species - Mousetail

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: 2

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary:

Concern regarding loss of light to kitchen.

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 character and appearance of the area and the AONB
- (iii) Impact on residential amenities of adjoining residents
- (iv) Effect on protected species

- (i) Principle of development

7.2 The site is located outside the built up area, nevertheless the extension to residential properties within these areas is considered acceptable in principle subject to design and other development control criteria.

- (ii) Impact on character and appearance of the area and the AONB

7.3 The proposed extension is set back from the front of the building and would be subservient to the main building when viewed from public vantage points.

7.4 Whilst the site backs onto Chichester Harbour and the AONB, the single storey nature of the development which would be mainly viewed against the backdrop of the existing building is not considered to be prominent in the landscape. The ground floor glazing

would also have a limited and acceptable impact. It is considered that the development would not be harmful to the character and appearance of the area.

(iii) Impact on residential amenities of adjoining residents

- 7.5 The main impacts of this development are considered to be to No38 and No36 Northney Road.
- 7.6 No.38 is the attached neighbouring property. This property has a rear lean-to extension which matches that on No.38. The proposed extension would project slightly further than the No.38. The impact of the extension would be limited and is considered acceptable.
- 7.7 No.36 to the west has a car port and garage adjacent to the boundary and two windows facing the application site one of which would face the new extension. It is understood from the neighbours objection letter that these windows serve a kitchen. There would be a limited impact on light to the window beneath the car port, however this is not considered sufficient to warrant a refusal of planning permission. It is noted that most of the light to the window would come from the south (between the two properties) and this would continue to be the case. The applicants have also supplied an additional drawing in response to the objection demonstrating that the line of the roof of the new extension sits well below the 25 degree angle recommended as necessary to secure adequate daylighting, as set out in the Borough Design Guide (paragraphs 5.08 and 5.09 refer).

(iv) Effect on protected species

- 7.8 The property lies adjacent to the protected sites of Chichester Harbour. Hampshire Biodiversity Information Centre have also identified protected plants within 50m of the site. It is not considered that this minor householder development would have any significant impact on the protected sites or species.

8 Conclusion

- 8.1 In conclusion, the proposed extension and wall/gate are considered acceptable in principle and would have a limited and acceptable impact on the character/appearance of the area and the AONB. In addition the development would have an acceptable impact on neighbours amenities and the protected sites of Chichester Harbour/protected species. Permission is therefore recommended.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00857 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 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 west facing elevation 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 Plan Drawing No. 1306/0000 Rev P1

Block Plan Drawing No. 1306/0001 Rev P2

Plans - Existing Drawing No. 1306/0100 Rev P1

Elevations - Existing Drawing No. 1306/0200 Rev P1

Elevations - Proposed Drawing No. 1306/1200 Rev P1

Plans - Proposed Drawing No. 1306/1100 Rev P2

Daylight Angles - Proposed Drawing No. 1306/2050 Rev P1

Reason: - To ensure provision of a satisfactory development.