

---

|                 |                                            |               |                  |
|-----------------|--------------------------------------------|---------------|------------------|
| Site Address:   | 4 St Helens Road, Hayling Island, PO11 0BT |               |                  |
| Proposal:       | Two storey rear extension.                 |               |                  |
| Application No: | APP/13/00766                               | Expiry Date:  | 27/09/2013       |
| Applicant:      | Mr N Crowns                                | Team:         | Team 2           |
| Agent:          | Mr D J Allen                               | Case Officer: | Rachael McMurray |
| Ward:           | Hayling West                               |               |                  |

Recommendation: **GRANT PERMISSION**

---

## **1 Site Description**

The site is located in a residential cul-de-sac located to the south of Hayling Island. It comprises a detached, two-storey dwelling with the first floor accommodation located in the roof space, with front and rear facing dormer windows. There is a single garage adjacent to the side / western elevation. The property is set back from the highway and there is a high level leylandii hedge along the front boundary. The rear garden is level and enclosed by a 1.8m high fence.

## **2 Planning History**

None relevant

## **3 Proposal**

The proposal is for a two-storey rear extension to the property. This would have a depth of 2.4m and would extend across the width of the rear elevation. The roof would comprise two gable end sections with hipped back roofs with the ridge extending out at the same height as the existing ridge.

## **4 Policy Considerations**

National Policies  
NPPF

Core Strategies 2011 forming part of the HBLDF  
CS16 (High Quality Design)  
DM13 (Car and Cycle Parking on Residential Development)

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

## **5 Statutory and Non Statutory Consultations**

Development Engineer:  
No objections

## **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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

## **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) Appropriateness of the design
- (iii) Effect on the neighbouring properties

(i) Principle of development

7.2 The site is located in an urban area whereby development is considered to be acceptable in principle subject to other relevant development management considerations.

(ii) Appropriateness of the design

7.3 The design is considered to relate well to the architectural character of the main dwelling. The ridge height of the dual pitch extension would be in keeping with the main roof and would provide a symmetrical and balanced rear extension to the property. Matching materials are proposed and an adequate level of amenity space would be retained in the rear garden.

(iii) Effect on the neighbouring properties

7.4 With regards to No. 6 St Helen's Road, the extension would be set off the shared boundary by 5.6m. No. 6 has building development already along the shared boundary and as the proposed extension would not impede past the rear building, the visual impact would be minimal.

7.5 With regards to No. 2 St Helen's Road, the extension would be set off the shared boundary by 1.9m. No. 2 has a garage on the west elevation which extends along the shared boundary past the existing rear building line of No. 4. This means that the two-storey extension would only extend past the rear building line of this garage by 1m. With regards to the first floor windows in No. 2, it is estimated that these would be within the 45 degree line of sight and therefore would not suffer an adverse loss of outlook as a result of the proposed neighbouring extension.

## **8 Conclusion**

The proposal is considered to be acceptable and is recommended for approval.

## **9 RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00766 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, unless agreed otherwise in writing by the Local Planning Authority.

**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 layout, section, location plan, proposed elevations and floor plans - DN: DY/1402

Existing plans and elevations - DN: DY/1401

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