
Site Address:	3 Cyprus Cottages, Manor Road, Hayling Island, PO11 0QU		
Proposal:	Single storey rear extension.		
Application No:	APP/13/00525	Expiry Date:	25/07/2013
Applicant:	Mr P Hamblin	Team:	Team 2
Agent:		Case Officer:	Bee Crawford
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey older style mid terraced dwelling in a row of four properties and has a pitched tiled slate roof and elevations of red multi-brick. The site has a small area to the front which is open with a 0.9 metre high picket fence to the north east and a 0.6 metre fence to the south west. The rear garden is level and of a good size and opens out to a width of 10 metres, consisting of grass and mature shrubs. The north eastern boundary is enclosed with 1.3 metre high and 1.5 metre high fences and mature shrubs, the south western boundary is enclosed by a 1.3 metre high fence and mature shrubs and there is a hedge to the rear boundary.
- 1.2 The adjoining neighbouring properties are of a similar age, style and design, although number 4 Cyprus Cottages appears to have been converted from two dwellings into one. The Oven Camp Site is to the rear of the site and the entrance to Manor Road Nursery is opposite the site. The area is of medium density with a mixture of two storey detached, semi-detached and terraced properties of individual age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a single storey rear extension 8.9 metres in depth to the south western elevation (including an infill addition) and 6 metres to the north eastern elevation. It is 4.3 metres in width, with a pitched roof 2.4 metres high to the eaves and 3.8 metres to the ridge, incorporating roof lights.

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)

The proposed development lies over an existing public foul sewer.

Atkins Planning Team, Anglo St James House

The attached plan shows that the proposed development lies over an existing public foul sewer. An investigation of the sewer is required to ascertain its condition, the number of properties served, and potential means of access, before any decision can be made as to whether it would be acceptable for the proposed development close to the sewer. Part H of the Building Regulations dictates that the matter is determined by the sewerage undertaker - in this case Southern Water. The applicant is advised to discuss the matter further with Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (Tel 01962 858688).

Furthermore due to changes in legislation that came into force on 1 October 2011 regarding the future ownership of sewers, it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served and potential means of access before any further works commence on site.

The applicant has not stated details of means of disposal of foul and surface water drainage from the site and is advised to discuss the matter further with Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (Tel 01962 858688).

Southern Water requires a formal application for a connection to the public 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 Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (Tel 01962 858688, or www.southernwater.co.uk.'

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 design
- (iii) Effect on neighbouring properties

(i) Principle of development

- 7.2 The application site is located within the defined urban area, therefore development is considered to be acceptable in principle subject to development control criteria.

(ii) Appropriateness of design

- 7.3 The proposed extension would not be visible from the public realm due to its location. The development would result in a sizeable increase to the original footprint of the property, however it is considered that this can be comfortably accommodated within the extent of the site. The design and appearance of the extension is deemed appropriate in context to the main building and is therefore considered to be acceptable. It is not considered that the proposal would result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.4 The proposal abuts both neighbouring side boundaries, and although there is the provision of rooflights, there are no new windows in the flank elevations of the extension. It is therefore considered this would minimise the perception of any overlooking. However, a condition is recommended to restrict the addition of any windows in the side elevations of the proposed extension in order to reduce the likelihood of any loss of privacy to the gardens of the neighbouring properties.

- 7.5 The depth of the extension is substantial, however no objections have been received and the main body of the proposal would be deemed not to require planning permission under the new government legislation, which has increased the permitted development depth of rear extensions from 3 metres to 6 metres for dwellings other than detached properties. Beyond the length of the extension, the gardens of this and the adjoining properties open out rather than following the traditional narrow parallel boundaries of terraced properties. Because of this the bulk of the extension does not have a particularly overbearing impression. Therefore on balance it is considered the development would not have a detrimental impact on the properties immediately adjacent to the existing dwelling.

8 Conclusion

- 8.1 The scale, siting and design of 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/13/00525

(B) 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 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 side (north east and south west) elevations 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 Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing and proposed floor and elevations plan

Reason: - To ensure provision of a satisfactory development.