
Site Address:	Pastoral, Woodgaston Lane, Hayling Island, PO11 0RL		
Proposal:	Prior notification for single storey development extending 8 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 3 metres and a maximum height of 3 metres. (Amendment to APP/22/01143).		
Application Type:	General Permitted Development-Extensions		
Application No:	APP/23/00352	Expiry Date:	20/06/2023
Applicant:	Mr Walker		
	Island Design		
Agent:	Mr P Walker	Case Officer:	Denise Sheath
	Island Design		
Ward:	Hayling East		

Recommendation: **Prior Approval is Not Required.**

1 Site Description

Pastoral, Woodgaston Lane, Hayling Island, PO11 0RL

2 Planning History

01/66767/000 - Single storey rear extension, loft conversion incorporating 2 no. dormers to rear and conversion of existing garage. PERM,28/11/2001

07/66767/001 - Increase in height and width of gable to front elevation. PERM 05/06/2007

APP/22/01143 - Prior notification for single storey development extending 8 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 3 metres and a maximum height of 3 metres. GPDC 09/01/2023

3 Proposal

Prior notification for single storey development extending 8 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 3 metres and a maximum height of 3 metres. (Amendment to APP/22/01143).

4 Legislation

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) .

5 Statutory and Non Statutory Consultations

None Required

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 representations received: 3

[illegible]

the unit to the rear west side of the bungalow as another bedroom and the unit in the garden one can assume more staff will be catered for. The amount of bedrooms are an excessive amount for a family of three. We believe the property is a business HMO, that is being severely overdeveloped for the sole purpose of packing in more staff in.	
This comment is made on behalf of North Hayling Residents Association. a] This is a large extension right on the boundary b] It is not clear who is using the site and who will occupy the extension as it seems there is a constant coming and going .It does not appear to be owner occupied as such.	The Resident's Association are not a neighbour directly upon the boundary. Therefore their comments can not be considered as part of the prior notification process

7 **Planning Considerations**

The application was assessed under Schedule 2, Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) in particular part (g) but also taking into account all the other parts to Class A.

The proposed extension is a revised submission of a previous Larger Home Extension Prior Approval (APP/22/01143). The current application reduces the width of the extension to ensure that the hedge along the south eastern rear boundary is not affected by the proposed development. APP/22/01143 would be the fall back position which is larger in width than the current application, with the rest of the dimensions remaining the same (8m depth, 3m eaves and 3m maximum height).

The application has received a number of objections. These objections are not related to the impact of the proposed development but the use of the buildings within the site and the use of the property as a HMO.

I have received information from the applicant stating that the property is a residential dwelling and not used as a HMO. The concerns raised should be raised with the enforcement team for investigation.

Taking into account the fall back approval for prior notification APP/22/01143, it is

considered that the proposed development would not have a significant adverse impact on the amenities of neighbouring properties to justify a reason for refusal of the Prior Notification. As such this revised scheme would therefore comply with policy CS16 of the Core Strategy.

8 Conclusion:

It is considered that this revised scheme is not considered to have a significant adverse impact on the amenities of neighbouring properties to justify a reason for refusal on this matter, therefore the proposal has been given the recommendation that **Prior Approval is Not Required**.

9 RECOMMENDATION:

That the Head of Place be authorised that **Prior Approval is Not Required** for application APP/23/00352