
Site Address:	12 Garden Close, Hayling Island, PO11 9AD		
Proposal:	Single storey rear extension.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00703	Expiry Date:	06/10/2023
Applicant:	Mr S Ives		
Agent:	Mr P Walker	Case Officer:	Josephine Lacey
	Island Design		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

12 Garden Close, Hayling Island is a detached Bungalow with two roof pitches, constructed with pale brown brick and a grey roof tile. The curtilage of the dwelling is large at the front and rear, with a large driveway and garage to the South of the dwelling. The neighbouring properties are of similar design and are significantly spaced apart within the cul-de-sac.

2 Planning History

None recent or relevant.

3 Proposal

Single storey rear extension.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

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

5 Statutory and Non Statutory Consultations

Councillor Brenda Linger - Hayling West
No comment received.

Councillor Julie Richardson

No comment received.

Councillor Paul Gray

No comment received.

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 site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received.	

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 and impact on the character of the area
- (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 acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 The proposed extension is subservient to the main dwelling, with dimensions of 5.2m in height and an eaves height of 2.4, extending into the rear garden by 5.6m at a width of 6.6m. It would be located at the rear, further meaning that impact on the character of the area would be minimal.

7.4 The materials proposed to be used on the rear extension are bricks and tiles to match existing as closely as possible. The windows would be uPVC, which also matches what is existing on the dwelling.

7.5 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would

not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.6 To the south is No.11 Garden Close. There would be three roof lights within the elevation facing this property in the roof of the extension and a 0.6m high window starting at 1.6m from floor level. These windows and the remainder of the proposal would be largely screened by an existing outbuilding at the rear of the dwelling. Due to the orientation of the buildings, the proposal is not likely to cause an overshadowing to this neighbouring property. Therefore, the proposal would have a limited and acceptable impact on light, outlook and privacy to this dwelling.
- 7.7 To the northwest is No.13 Garden Close. There would be a set of bifolding doors within the elevation facing this property, but the view between this dwelling and No.13 would be largely screened by an existing outbuilding within the curtilage of this neighbouring property. The elevation which would host the doors is also not facing this neighbouring dwelling. There is enough distance between the neighbouring dwellings that the proposal is likely to have no impact on light to this property. Therefore, the proposal would have a limited and acceptable impact on light, outlook and privacy to this dwelling.
- 7.8 To the rear is No.37 South Road. There is approximately 11m between the proposal and this dwelling, meaning that there is likely to be limited and acceptable impact on light, outlook and privacy to this property.
- 7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00703 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by 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:

13 Sep 2023	EXISTING ELEVATIONS
13 Sep 2023	EXISTING GROUND FLOOR
13 Sep 2023	FLOOR & WALL DETAIL
13 Sep 2023	LOCATION & BLOCK PLAN
13 Sep 2023	PROPOSED ELEVATIONS
13 Sep 2023	PROPOSED GROUND FLOOR
13 Sep 2023	SECTION A-A
13 Sep 2023	SECTION B-B
13 Sep 2023	AGENT COVER LETTER

Email dated 04/10/2023 confirming materials to match existing as closely as possible

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

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.