
Site Address:	1 Bathurst Close, Hayling Island, PO11 0UA		
Proposal:	Single storey front extension.		
Application No:	APP/20/00790	Expiry Date:	30/10/2020
Applicant:	Mr Challis		
Agent:	Mrs Grinstead	Case Officer:	Joseph Toole
	Your Home Plans Ltd		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

1 Bathurst Close, Hayling Island, is located to the north side of Bathurst Close. The application site is a detached two storey property comprising yellow and red detailing brick with grey roof tiles. Vehicular access is from Bathurst Road with parking to the side in the form of a double garage.

The application site is located within a residential area with properties of differing style and design.

Note - Due to Coronavirus a site visit was not possible but the applicant/agent supplied photos of the application site which have been used to inform this decision.

2 Planning History

APP/11/01143 - Remove limb near base, south west side, from 1No. Oak tree; remove limb at 10m, north east side, from 1No. Oak tree; crown raise to 5m, south west sector of 1No. Oak tree and deadwood. All trees within Group 1 of TPO 0430., PERM,09/09/2011

3 Proposal

Single storey front 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

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Clare Satchwell - Hayling East

No Comment.

Councillor I Scott Hayling West

No Comment.

Councillor Joanne Thomas

No Comment.

Arboricultural Officer

No Objection.

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: 3

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 and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Trees

(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 development would involve a single storey front extension. The proposal would involve internal alterations with the front extension being used as a dining room. It would have a width of approximately 4.2 metres, a depth of approximately 1.8 metres and a pitched roof with a maximum height of 3.5 metres. It is worth noting the proposed front extension would not extend any further out than the existing pitched roofed open porch.
- 7.4 The proposed development would have brick and tiles to match the existing property. This is considered to be inkeeping with the context of the main dwellinghouse.
- 7.5 Although the proposed development would be visible from the public realm it is not considered to have a detrimental impact on the character of the area. The proposal would be subservient to the host dwelling. It is considered that an extension of this scale would be appropriate in terms of the size of the plot and the retained amenity space.
- 7.6 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

- 7.7 To the front, there would be a new window serving the dining room. This would face out onto the property's front driveway and as a result not cause any overlooking. Also, this view has already been established.
- 7.8 On the east side facing No. 2 Bathurst Close there would be a window in the proposed front extension. This would not overlook any immediate private amenity space.
- 7.9 On the west side there would be a window in the proposed front extension. This would not overlook any immediate private amenity space.
- 7.10 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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.

(iv) Trees

- 7.11 Our Arboricultural Officer officer was consulted on this application and raised no objection.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00790

- 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:

Location Plan

Block Plan

Proposed Elevations - A102

Proposed Floor Plans - A104

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used 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.