
Site Address:	72 Creek Road, Hayling Island, PO11 9RE		
Proposal:	Rear single storey glass room.		
Application No:	APP/20/00614	Expiry Date:	17/09/2020
Applicant:	Mr & Mrs Wride		
Agent:	Miss Lipscombe	Case Officer:	Bee Crawford
	Eden Verandas		
Ward:	Hayling East		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached bungalow with a detached garage to the rear. It has a brown tiled pitched and hipped roof with a flat roofed rear extension and elevations of cream painted render. The site is level with open vehicular access to the front leading to a concrete drive and shingle parking area. There is a 1 metre high wall to the front boundary and fencing to the side boundaries. The rear garden is mainly laid to lawn together with an area of raised decking and is enclosed to all boundaries with 1.8 metre high fencing.
- 1.2 Detached bungalows are to the north, south and opposite and Birdham Park Caravan Site is to the rear. The area is of medium density with detached and semi-detached bungalows of similar and different age, style and design and a caravan holiday park.

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

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a 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)
CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Havant Borough Pre Submission Local Plan 2036

E1* (High quality design)

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

None.

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 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 proposal is for the construction of a glass sun room to the rear of the property and would not be visible from the public realm. It will be attached to the existing rear extension and is of a modest size with a width of 3.5 metres, a depth of 2.41 metres and a minimum height of 2 metres to a maximum height of 2.466 metres.

7.4 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

7.5 Effect on 70 Creek Road - side/south

This property is situated to the south of the application site and has a plot of a similar depth. There is a distance of 2.5 metres between the main northern elevation of this property and the boundary with number 72, with the southern elevation of the proposal a further 3.7 metres from this boundary. Furthermore, the existing garage is adjacent to this boundary and is of a similar height but greater depth, effectively screening the addition from this property. The impact is therefore considered to be acceptable in

planning terms.

7.6 Effect on 74 Creek Road - side/north

This property is situated to the north of the application site and is on a larger plot. The southern elevation of this property is 3 metres from the boundary with number 72 and the proposal is approximately 5 metres away, set in from the rear elevation of the existing dwelling. Although the construction is predominantly glass, it is deemed it would not result in any additional overlooking of this property or result in any undue harm due to the location and the existing boundary treatment. The impact is therefore considered to be acceptable in planning terms.

7.7 Effect on 65 and 67 Creek Road - opposite/west

The development is to the rear of the property and would not be visible from these dwellings. The impact is therefore considered to be acceptable in planning terms.

7.8 Effect on Birdham Holiday Park - rear/east

This is a seasonal caravan park, lying to the rear of the site. The rear elevation of the addition is 12 metres from the eastern boundary, with the closest caravan a further 2.5 metres away. Any resulting impact is therefore considered to be acceptable in planning terms.

7.9 Consequently, it is considered that the proposal is unlikely to 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 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 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.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00614 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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
- Location plan
 - Block plan
 - Drg no. 34054-01 Existing elevations and block plan
 - Drg no. 34054-02 Existing floor and roof plan
 - Drg no. 34054-03 Proposed elevations and block plan
 - Drg no. 34054-04 Proposed floor and roof plan
 - Design and access statement
- Reason:** - To ensure provision of a satisfactory development.