
Site Address:	14 Cherrywood Gardens, Hayling Island, PO11 9DE		
Proposal:	Single storey side extension and carport.		
Application No:	APP/20/00245	Expiry Date:	11/05/2020
Applicant:	Mr M Wakeley		
Agent:	Mr P Walker	Case Officer:	Selina Donophy
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a semi-detached, two storey dwellinghouse located on the south side of Cherrywood Gardens, Hayling Island. The property is sited on a corner plot where Cherrywood Gardens meets Fir Tree Road and has a detached double garage located to the rear of the garden which is accessed via Fir Tree Road. The property has an extension to the side adjacent to a detached store room sited next to the eastern boundary. The main property is constructed of brick and hanging tile with a pitched roof.

2 Planning History

90/51448/001 - Car port to front of existing garage, C/U of amenity verge to private garden and erection of 2m high wall on Fir Tree Road frontage, PERM, 13/12/1990
94/51448/003 - Single storey side extension to form dining /utility room and shower room, PERM,

3 Proposal

Single storey side extension and carport.

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)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Developer Services, Southern Water

Please find attached a plan of the sewer records showing the approximate position of a public foul sewer within the site. The exact position of the public foul sewer must be determined on site by the applicant before the layout of the proposed development is finalised.

Please note:

- No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water.
- No soakaway, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public sewer.
- All existing infrastructure should be protected during the course of construction works.

Furthermore, it is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer. We request that should this application receive planning approval, an informative is attached to the consent.

Officer Comment : Please see informative

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: 8

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 This proposal comprises a car port to the side of the property following the demolition of the existing store room and a conservatory also to the side of the property. The car port would consist of a polycarbonate roof upheld by posts on the eastern side of the property, and would be located in the space between the property and the side boundary wall. The conservatory would be sited behind the car port, however would retain a gap of 1 metre to the side boundary. The conservatory would also incorporate the same polycarbonate roof, which would stretch the length of the side elevation from the car port to the conservatory. The conservatory would be constructed of white shiplap cladding and would have a height of approximately 2.2 metres, on level with the boundary wall, although the lean to style roof would be raised slightly above this. It would have a depth of approximately 4.5 metres and would have 2 windows and double doors on the rear elevation leading out into the rear garden.

The proposed development would be occurring on the side elevation of a corner plot, adjacent to Fir Tree Road and therefore additions to the side would have increased visibility from the public realm. Despite this, much of the proposal would be screened by the wall running along the side boundary of the property - the polycarbonate roof would have a gentle slope and therefore is not judged to be conspicuous. The car port would be visible from the front elevation, however is not judged to have a negative impact on the character of the streetscene.

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

7.4 There are no properties immediately adjacent to the application site to the east where the proposal would be sited and therefore there is not judged to be any impact on neighbour amenity. The car port would provide extra parking space on the site.

7.5 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.

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/20/00245 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:

Location and block plan received 19.03.2020
Proposed elevations received 19.03.2020
Proposed ground floor plan received 19.03.2020
Section drawing received 19.03.2020

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.