



**Householder planning application for proposed 1st floor extension
at 3 Lexden Gardens, Hayling Island, PO11 0QP**

This 'free go' Householder planning application as outlined in the accompanying drawings is for a first-floor extension above an existing double garage.

A planning application was submitted on 1 October 2018 and was validated 7 November 2018 (LPA Ref: APP/18/00985).

Amended plans were submitted as the application progressed following discussions with the planning officer. These showed a reduced height and depth for the first-floor extension.

The planning application was recommended for approval by the case officer. However, it was requested to be considered at the Development Management Committee by a local Councillor.

The application was refused at the Development Management Committee on 24 January and by decision notice dated 28 January 2019 contrary to the officer recommendation.

A Householder planning appeal was then submitted and validated on 15 April 2019 (APP/X1735/D/19/3225403).

The appeal was dismissed on 30th May 2019. However, the inspector noted the following two points:

5. The extension has been designed to enable a degree of subordination to the host dwelling through the construction of a ridgeline lower than that of the main range, as well as a hipped gable to be provided on the front elevation. Taking into account the aforementioned staggered building line, and the relationship with no 4, on balance, I consider that the proposed extension by virtue of its overall scale, bulk and siting would not appear unduly incongruous within the street scene.

7. I note that the appellants state that they would be agreeable to the use of brick and tile hanging as an alternative if it was considered more appropriate by me, however to clad the whole of the southern and western elevations of the extension in tiles would in my mind be excessive. In the absence of a drawing to demonstrate the appellants' train of thought, I find that by reason of the cladding materials proposed, the extension would appear incongruous and harmful to the character and appearance of the area. The proposal therefore conflicts with Policy CS16 of the Havant Borough Core Strategy March 2011 which requires development to be designed to a high standard and, amongst other things, use the characteristics of the locality to help inform the design of new development including materials.

This new application addresses the concerns raised by the appeal decision and as such the weatherboard cladding has been omitted from the scheme and replaced with brick and tile hanging which complement the host dwelling. As such it is respectfully requested that this application is now approved.

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