
Site Address:	18 St Thomas Avenue, Hayling Island, PO11 0EX		
Proposal:	Front single storey extension.		
Application No:	APP/20/00242	Expiry Date:	08/05/2020
Applicant:	Mr & Mrs G Gregory		
Agent:	Mr C Rutter	Case Officer:	Joseph Toole
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

18 St Thomas Avenue, Hayling Island is on the eastern side of St Thomas Avenue. The application site is a detached property comprising of red brick on the ground floor, white weatherboarding on the first floor and grey roof tiles. Vehicular access is from St Thomas Avenue with parking to the front.

The application site is located within a residential area which vary in size, design, scale and massing.

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

2 Planning History

APP/15/00144 - Conservatory to front of property., REF,18/03/2015
APP/15/00940 - Porch to front of the property (Revised Application)., PERM,19/10/2015
APP/20/00236 - Proposed rear single storey extension., UNK,
APP/20/00237 - Application for Lawful Development Certificate relating to proposed roof extension and dormer windows.,

3 Proposal

Front single storey 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

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.

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: 7

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 proposed development would involve an extension to the existing porch to the front of the property. It would have a width of approximately 2.6 metres, a depth of approximately 2 metres and a maximum height of approximately 3.4 metres joining up with the existing porch with a pitched roof.

7.4 The proposed development would use brickwork and roof tiles to match the existing property. This is would be inkeeping with the context of the main dwelling.

- 7.5 The proposed front extension would be visible from the public realm although it would not extend further forward than the existing front porch. This is considered to have a minimal impact upon the street scene, thus be inkeeping with the character of the area.
- 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 The proposed extension would have a window to the front screened by hedging to the front with fencing to the side. This is considered not to have an adverse impact on neighbouring amenity, therefore it is deemed acceptable.
- 7.8 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.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00242

- 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 Block Plan
Proposed Floor Plans and Elevations - 2003 1808

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.