
Site Address:	186 Havant Road, Hayling Island, PO11 0LJ		
Proposal:	Single storey extensions to existing garage.		
Application No:	APP/19/00784	Expiry Date:	03/10/2019
Applicant:	Mr & Mrs East		
Agent:	Mr Critchley	Case Officer:	Selina Donophy
	Critchley Architecture and Design Ltd		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a detached bungalow with a pitched roof located on a corner plot between the East side of Havant Road (A3023) and the South side of Victoria Road, Hayling Island. The property is accessible via Victoria Road. It is set back from the highway and has a large drive way with parking space for multiple vehicles. This property is located within Flood Zone 3.

2 Planning History

05/60571/000 - Single storey extension to west elevation., PERM,09/02/2006
09/60571/001 - Construction of single storey extension to bungalow, conservatory, and internal alterations., PERM,05/08/2009
APP/14/00539 - Single storey rear extension., PERM,22/07/2014
GEN/15/00421 - Pre Application Enquiry, ,17/09/2018 13:47:56
APP/18/00555 - Proposed 1No. 2 bedroom bungalow with integral garage., REF,21/09/2018

3 Proposal

This proposal consists of single storey extensions to the existing garage.

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

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
none 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
- (iv) Flood risk

(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 proposed garage enlargement will be visible from the street, however the works are fairly modest in proportion to the main property; with the existing garage to be extended by 2 metres in depth and 2 metres in width. There seems ample space in this plot for any enlargements to remain unobtrusive to the streetscene , with the development remaining hidden from Havant Road by the existing mature hedge screening.

The proposed materials and design for the extension are complimentary to that of the existing property. The roof shall be extended in the existing pitched design, with interlocking tiles to match and the front and rear facades shall be rendered in white, with stone facing and brickwork to match existing.

The property already possesses its own unique style and there does not seem to be one uniform design to the houses located on Victoria Road. Subsequently, this garage extension is considered to have a limited and acceptable impact on the character and visual amenities of the area.

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 Due to the location of this property on a corner plot, to the West of the property borders the main road and to the South (rear) of the property there are no immediately adjacent properties within 20 metres to the rear of the development site. The property directly neighbouring number 186 will not be affected by the development.
- 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.

(iv) Flood risk

- 7.6 The property is located within Flood Zone 3, making it at high risk of flooding. As the extension additional footprint will not exceed 250 sq metres a flood risk assessment has been completed stating that floor levels will be set no lower than existing levels and flood proofing is to be incorporated where appropriate.

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/19/00784

(A)

(B) for the following reasons/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 Plan received 06/08/2019

Existing Elevations received 06/08/2019

Proposed Elevations received 06/08/2019

Flood Risk Assessment received 08/08/2019

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.