
Site Address:	11A Staunton Avenue, Hayling Island, PO11 0EN		
Proposal:	Front and side single storey extensions		
Application No:	APP/20/00565	Expiry Date:	16/09/2020
Applicant:	Mrs and Mr Anderson & Plowman		
Agent:	Mr I Murray	Case Officer:	Denise Sheath
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The houses in the immediate area to the site address vary in design with those on the west side of Staunton Avenue largely consisting of two-storey detached properties and to the east side the site address is one of many detached bungalows.

The dwelling at the site address has brick walls and a tiled pitched roof with side dormers. There is an area of hard standing to the front of the dwelling that can accommodate two vehicles, this hardstanding leads to an integral garage at the property which extends slightly forward from the main building line of the dwelling. There is a conservatory style extension on the side (south) elevation of the dwelling. The rear garden at the address is laid to lawn surrounded by a mix of boundary treatments, mainly consisting of mature hedge to a height of approximately 2-2.5 metres, with approximate 1m high close boarded fencing along the shared southern boundary. To the far rear of the garden there is a flat roof workshop/garage with access onto Richmond Drive.

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

04/69562/000 - Dormer window to north elevation., PERM, 14/07/2004

3 Proposal

Front and side single storey extensions

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 Pre Submission Local Plan 2036

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Nor Required

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 proposed development would be visible from the public realm, and would result in a modest increase of the footprint to the front of the property. The proposal is to extend the existing conservatory style extension along the southern elevation by 3.2m toward the front of the property, the design of the proposed extension would match the design of the existing extension which is part brickwork and glazing, this element of the proposal would be in keeping with the existing property.

7.4 The existing integral garage is proposed to be converted into habitable living

accommodation in the form of a dining area, the existing garage door is to be bricked up and replaced with a window. There are no planning restrictions with regard to the conversion of the garage into living accommodation. There would remain parking to the front for 2 cars meeting the Council's parking standards.

- 7.5 Part of the proposal is to extend the existing northern side elevation by 1.2m with a depth extending towards the front elevation by 8.6m, bring this element of the proposal in line with existing front building line, this element would have a width of 5.5m, reducing by 0.8m to the entrance, which is proposed to have a width of 1.1m, with the depth then protruding out again 0.8m to the front to join with the existing front elevation
- 7.6 The materials used will be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.
- 7.7 Although the proposed extension would have a modest change to the front of the property, due to the modest plot size it would not create a cramped overdevelopment of the site, the street scene is mixed with a variety of different dwelling designs, heights, styles and materials.
- 7.8 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

- 7.9 The neighbouring properties to the front, rear and northern elevation are a sufficient distance from the proposed development that any impact upon this neighbouring property would be minimal.
- 7.10 The neighbouring property along the southern shared boundary would be mainly impacted by the extension to the southern elevation, this extension would maintain a distance of approximately 5m from the facing elevation, although the proposed extension will have glazing facing this elevation it is an extension to the existing utility room which is of the same design, any overlooking would be to the frontage this area is currently readily visible from the public domain, therefore any impact upon this neighbouring property would be minimal and acceptable.
- 7.11 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/20/00565 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:

Design and Access Statement - Received 22 July 2020

Location and Site Plan - Drawing No. A101 & A111 - Received 22 July 2020

Existing Elevations - Drawing No. A103 - Received 22 July 2020

Existing Floor Plans - Drawing No. A102 - Received 22 July 2020

Existing Site Views - Drawing No. A104 - Received 22 July 2020

Existing Site Section and 3D Overview - Drawing No. A105 - Received 22 July 2020

Proposed Elevations - Drawing No. A113 - Received 22 July 2020

Proposed Floor Plans - Drawing No. A112 - Received 22 July 2020

Proposed Site Views - Drawing No. A114 - Received 22 July 2020

Proposed Site Section and 3D Overview - Drawing No. A115 - Received 22 July 2020

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.