
Site Address:	4 Mengham Lane, Hayling Island, PO11 9JT		
Proposal:	Single storey rear extension.		
Application No:	APP/19/01245	Expiry Date:	12/02/2020
Applicant:	Mr S May		
Agent:	Mr P Walker	Case Officer:	Denise Sheath
	Island Design		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

4 Mengham Lane, is a detached bungalow constructed with red brick with red clay tiles to the front gable with a hung tiled roof, the property has an attached garage and small extension attached to the rear of the garage used as a utility room. The boundary treatment to the rear consists of a 1.8m brick wall with wooden trellis across and the side elevation wall of the neighbouring property to the west elevation.

2 Planning History

None relevant

3 Proposal

Single storey rear 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
AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None 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: 6

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 rear extension would not be visible from the public realm and would therefore not have an harmful affect on the character of the area.

7.4 The proposed single storey rear extension will be attached to the existing garage and part of the existing rear extension which is attached to the garage, the proposed height will be 0.6m higher than the existing garage and extension which has a height of 2.4m, the materials to be used would be match those of the existing property and would therefore be acceptable.

7.5 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

7.6 The proposal would be partially visible to the neighbouring property to the East (No.6) but would be mainly screen by the existing garage and existing extension, the proposal is 2.6m from the shared boundary and 7.5m from the main dwelling house, therefore any impact upon this neighbouring property would be minimal and acceptable.

7.7 The proposal will be 1.8m from the shared boundary with the neighbouring property to the South (The Laurels) and 14.5m from the main dwellinghouse, the proposal will be partially screened by the 1.8m wall which has trellis along the top, therefore any impact upon this neighbouring property would be minimal and acceptable.

- 7.8 The proposal will be 5m from the shared boundary and main side elevation of the neighbouring property to the West (No.2), the neighbouring property have no facing fenestration along this side wall elevation, there is a side window approximately 6.5m from the proposal as the neighbouring proposal this will be mainly screened by the 1.8m wall adjoined to the neighbouring property, there will be no more element of overlooking than there is at present, therefore the impact would be acceptable.
- 7.9 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/19/01245 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:

Application Form - Received 18 December 2019
Location and Block Plan - Received 18 December 2019
Existing Floor Plan - Received 18 December 2019
Existing Elevations - Received 18 December 2019
Proposed Floor Plan - Received 18 December 2019
Proposed Elevations - Received 18 December 2019
Section Drawing - Received 18 December 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.

