
Site Address:	25 Staunton Avenue, Hayling Island, PO11 0EN		
Proposal:	Proposed side and rear extension.		
Application No:	APP/20/00272	Expiry Date:	28/05/2020
Applicant:	Mr Gossage		
Agent:	Mr C Curnow	Case Officer:	Selina Donophy
	Thorns - Young Ltd		
Ward:	Hayling West		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a detached bungalow located on the east side of Staunton Avenue, Hayling Island. This property is constructed of red brick with a tiled roof and is set back from the road, separated by a lawn to the front. It has a detached garage sited to the north served by a hard standing with parking space for 2 vehicles.

2 Planning History

None relevant

3 Proposal

Proposed side and 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)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

No comments received

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

Comment	Officer Comment
No comments 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

(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.

It was not possible for a site visit to be undertaken for this application and therefore this report is based on photos of the application site supplied by the applicant together with aerial photographs and street views.

(ii) Appropriateness of design and impact on the character of the area

7.3 This proposal comprises a side and rear extension following the demolition of the existing conservatory to the side. The extension would follow the existing width of the building with a depth of 4.5 metres from the rear elevation wall and 8.7 metres total depth down the side. The extension height would come level with the existing eaves with two raised lantern roof lights serving the additional kitchen/diner space to the rear. The proposal shows an extra window proposed to the side elevation facing south which would serve a bedroom. The rear extension would have large bi-folding doors to the rear elevation and one window.

This proposal is sited to the rear of the property and would not be readily visible from the public realm, therefore limiting any impact upon the streetscene. The scale and design of the proposed rear and side extensions are appropriate within the context of the main property with proposed materials including brickwork to match existing.

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 To the north of the application site is no 23 Staunton Avenue. The rear extension would bring the rear 'building line' of No. 25 level with No 23. A gap of approximately 4 metres would be retained between the property and the northern boundary. The proposed development is not judged to have any harmful impact upon the amenity of no 23.

To the south of the application site is no 27 Staunton Avenue . The side and rear extension would be sited within 1.5 metres of the southern boundary shared with no 27, which has a garage sited along the boundary line, followed by a conservatory to the rear. The extension would be set slightly forward from the conservatory at no 27, which has some high level frosted windows on the side elevation and windows along the rear elevation. The proposal is not deemed to cause any harm upon the amenity of this property as it would not overshadow nor have any overbearing impact upon the garage or conservatory room at no 27. The additional windows serving the bedroom and living room would not result in any significant overlooking. It is also noted there is a boundary wall of approximately 1.8 metres between the properties.

- 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.

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/20/00272 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:
Block plan received 02.04.2020
Existing and proposed floor plans and elevations Drawing No. 4041:20 Rev A
Location Plan Drawing No. 4041.20.CC
Proposed section plan Drawing No. 4041:20:1 Rev A
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.