
Site Address:	30 Kingsway, Hayling Island, PO11 0LZ		
Proposal:	Erection of orangery to rear elevation.		
Application No:	APP/19/01112	Expiry Date:	10/01/2020
Applicant:	Mr & Mrs Ferrand		
Agent:	Mr D Parratt	Case Officer:	Denise Sheath
Ward:	Hayling West		
Site Visit Date:	11/12/2019		

Recommendation: **GRANT PERMISSION**

1 Site Description

30 Kingsway, Hayling Island, is a detached dwelling, the property is constructed with brick and has a hung tiled roof, the front and rear ground floor elevations have a cream pebble dash rendered appearance, the property has front and rear blue clad dormers which are the width of the roof space, the property already benefits from a single storey rear extension. There is a block paved driveway and an integral garage to the front of the property.

2 Planning History

08/72376/000 - Single storey rear extension., PERM,18/08/2008
APP/19/00954 - Prior notification for single storey development extending 6 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.2 metres and a maximum height of 3 metres. GPDR,06/11/2019

3 Proposal

Erection of orangery to rear elevation.

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

Countryside Access Team
No Response Received

Open Space Society
No Response 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: 3

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 conservatory is to be sited to the rear of the property along the western boundary attached to an existing single storey rear extension. The existing extension has a depth of 4m and the proposed conservatory has a proposed depth of approximately 6m, this would give a total of 10m in depth from the original rear wall.

7.4 There is a public footpath which runs along the rear boundary of the property, therefore the proposal would be partially visible from the public realm but would not have any significant harm to the character of the area.

7.5 There are many properties located within the area which already benefit from either a single storey rear extension or a conservatory and therefore the proposal is not considered to be out of character to 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 neighbouring property to the rear is a public footpath, there is a distance of approximately 60m from the proposal to the boundary which is also screened by a 1.8m close boarded fence and an outbuilding along this boundary, therefore the impact would be minimal.

7.8 The neighbouring property along the east elevation, will be partially screened by an approximately 1.8m close boarded fence, the proposal would be approximately 10m

from the boundary, therefore the impact on this neighbouring property would be minimal.

- 7.9 The neighbouring property along the western boundary would be partially screened by the existing 1.8m wooden close boarded fence, the proposal would be approximately 10m from the boundary. There will be a small impact to the morning light to this property any additional impact on the conservatory in terms of loss of light would not be significant enough to justify the refusal of this application.
- 7.10 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/19/01112 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 14 November 2019
Location Plan - Received 15 November 2019
Site Plan, Existing and Proposed Elevations and Floor Plans - Received 12 November 2019
Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.