
Site Address:	12 Rogers Mead, Hayling Island, PO11 0PN		
Proposal:	Rear single storey lean-to extension.		
Application No:	APP/19/00786	Expiry Date:	01/10/2019
Applicant:	Mr Colley		
Agent:	Miss Britos	Case Officer:	Ross Leal
	Apropos Conservatories		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

12 Rogers Mead is a detached property set within the defined urban area. The site is level with open vehicular access leading to a paved drive and area of grass. The rear garden is of a generous size and mainly laid to lawn with a patio area and an existing conservatory located on the site of this proposed development. The rear garden is enclosed to all boundaries by 1.8 metre closed boarded fencing with interspersed with some trees and hedging.

2 Planning History

None

3 Proposal

The proposal is for a rear single storey lean-to extension. This development will replace an existing conservatory which is largely the same size as this proposal.

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)
CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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: 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 development would result in a reasonable increase to the original footprint of the property, although given the generous size of the plot, can be comfortably accommodated within the extent of the site. It is considered the design would result in a cohesive form of development, and given the location of the property would not have a detrimental impact on the neighbourhood.

7.4 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 The proposed development is in the same location as the existing conservatory, with this proposal being slightly larger in terms of size and scale. As such 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/19/00786

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:

PROPOSED ELEVATIONS - 4073/003/A Rev A
PROPOSED FLOOR & ROOF - 4073/004/A Rev A
LOCATION PLAN received 6th August 2019
SITE PLAN / BLOCK PLAN received 6th August 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.
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.