
Site Address:	58 Elm Grove, Hayling Island, PO11 9EF		
Proposal:	Double storey side extension; single storey rear extension; front porch extension		
Application No:	APP/19/01156	Expiry Date:	17/01/2020
Applicant:	Mrs C Clay		
Agent:	Mr D P Manns	Case Officer:	Joseph Toole
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

58 Elm Grove, Hayling Island, is on the eastern side of Elm Grove an adopted highway. The application site is a semi detached property comprising a white render finish with brown roof tiles. It currently has an existing garage to the right side of the property. Vehicular access is from Elm Grove with parking to the front.

The application site is in a mixed residential/commercial area directly opposite houses and retail units.

2 Planning History

APP/14/00929 - Single storey front, side and rear extension., PERM,30/10/2014

3 Proposal

Double storey side extension; single storey rear extension; front porch 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

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

5 Statutory and Non Statutory Consultations

Councillor Leah Turner - Hayling East
No Comment.

Councillor M Wilson - Hayling West Ward

No Comment.

Councillor R Raines - Hayling East

No Comment.

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: 21

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
- (iv) CIL
- (v) Parking

(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.

7.3 The site was granted planning permission in 2014 for a single storey front, side and rear extension under reference APP/14/00929, however this expired.

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

7.4 The proposed development would involve a front porch extension, double storey side extension and single storey rear extension. The front porch would have a width of 6.8 metres covering most of the front of the house. It would have a depth of 1.1 metres and a maximum height of 3.3 metres. The existing garage would be demolished to allow for a two storey side extension. It would have a width of 4 metres, depth of 7.6 metres and a height to match up with the existing roof line. The proposed single storey rear extension would have a width of 4 metres, depth of 4.2 metres and maximum height of 3.4 metres to match up with the existing dining room. It would not extend any further out than the existing property.

7.5 The proposed development would use brickwork/render and concrete tiles to match

the existing property. As a result it would be inkeeping with the context of the main building.

- 7.6 Although the proposed development is of large scale, it would be subservient to the host dwelling with the first floor extension being set back approximately 0.3 metres from the original property.
- 7.7 It is considered that an extension of this scale is appropriate in terms of the size of the plot and the retained amenity space. As a result it would be inkeeping with the character of the area.
- 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 proposed front porch and two storey side extension would be visible from the public realm with a separation distance to the front wall of the opposite retail unit of approximately 22 metres. This would not overlook any private amenity space as it would face the public highway.
- 7.10 The two storey side extension would be screened by 2 metre high hedging along the southern boundary. It would have two windows on the south side at first floor level which would face the side wall of the block of flats at 1-10 Spencer Close. These would be small high level windows which is considered not to be materially harmful to the residential amenity to the block of flats.
- 7.11 The proposed rear extension would face onto the rear garden of the property which due to the nature of the development would not overlook any immediate private amenity space and would therefore be deemed acceptable.
- 7.12 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.

(iv) CIL

- 7.13 The proposed development would not exceed 100 square metres gross internal area, therefore it is not liable to CIL.

(v) Parking

- 7.14 The proposed development would result in the loss of the garage (1 no. car space). There is sufficient car parking on site to accommodate 2 car parking spaces for the 3 bed dwelling. This is in accordance to the Havant Borough Car Parking SPD.

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/19/01156

- 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:

Location Plan
Proposed Block Plan
Existing and Proposed Floor Plans and Elevations - CLAY 02A REV B

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.