
Site Address:	Westmead Lodge, Queensway, Hayling Island, PO11 0LY		
Proposal:	Single storey side extension.		
Application No:	APP/19/00404	Expiry Date:	06/06/2019
Applicant:	Mr T Downey		
Agent:	Mr P Walker	Case Officer:	Denise Sheath
	Island Design		
Ward:	Hayling West		
Site Visit Date:	14/05/2019		

Recommendation: **GRANT PERMISSION**

1 Site Description

Westmead Lodge, Queensway, Hayling Island is a single storey detached bungalow constructed with red brick and a hung tiled roof. The property is set back from Queensway with a long private drive with the availability of parking several vehicles. The boundary treatment consists of approximately 1.8m boarded fencing around the curtilage with wooden fencing staggered in height along the private driveway, the boundary treatment to the north elevation is an approximately 2m brick wall.

2 Planning History

None

3 Proposal

Single storey side 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: 11

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 application site is set back approximately 28.5 metres from the streetscene along Queensway, the side boundary of the site and would be partially visible from the public realm. The development is to the side of the property and would project 5 metres beyond the existing side elevation. Part of the extension is to replace an existing porch area to the rear/side (west) elevation to the same footprint. The proposals would result in a reasonable increase to the original footprint of the property however it is considered that this can be comfortably accommodated within the extent of the site, with sufficient amenity space retained within the rear garden area.

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

7.5 The neighbouring properties to the south elevation of the application site and No. 1 Queensway would not be affected by the proposed development due to the location of the proposal within the north elevation of the site therefore the effect on these neighbouring properties would be minimal.

7.6 The neighbouring properties to the rear No.12 Kingsway and The Rowans, Queensway are partially screen by the approximate 2m brick wall and shrubbery, the distance from the proposal to the boundary is approximately 18.5m therefore the impact of the proposal on these neighbouring properties would be minimal.

7.7 The neighbouring properties at No. 8 and No. 10 Kingsway are screened by the approximately 1.8m close boarded fencing and the trees and hedging which are along these border within their curtilages, there is also a outbuilding along this boundary within West Mead Lodge which also screens the proposal for No.10. The distances between the proposal and boundaries is 3m up to 6.5m. Therefore the impact on these neighbouring properties would be minimal.

7.8 The neighbouring properties Tanbury and Caprera, Queensway are adjacent to the area the extension is proposed, they will be partially screened by the boundary treatment of

an approximate 1.8m close boarded fencing, the proposal will be a distance of approximately 7.5m to the boundary of the neighbouring properties and at least 16m from the extension wall to the rear wall of these neighbouring properties, therefore the impact on these neighbouring properties would be minimal.

- 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/19/00404 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 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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
Application Form - Received 11 April 2019
Location and Block Plan - Received 11 April 2019
Existing Layout - Received 11 April 2019
Existing Elevations - Received 11 April 2019
Proposed Layout - Received 11 April 2019
Proposed Elevations - Received 11 April 2019
Proposed Sections - Received 11 April 2019
Reason: - To ensure provision of a satisfactory development.