
Site Address:	14 Wheatlands Avenue, Hayling Island, PO11 9SG		
Proposal:	Single storey side extension and installation of flue.		
Application No:	APP/19/00268	Expiry Date:	13/05/2019
Applicant:	Mr Barnes		
Agent:		Case Officer:	John Shaw
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a semi-detached 2 bedroom bungalow dwelling at 14 Wheatlands Avenue, Hayling Island. The property sits to the southern side of the Wheatlands Avenue and is set along a regular line. The dwelling benefits from a small driveway to the front and a long, narrow rear garden of approximately 24m. The wider streetscene consists of predominantly modest bungalows with hipped roofs though there is mix of detached and semi-detached properties with further variety evident between conventional bungalows such as the application dwelling and broader, detached chalet bungalows.

2 Planning History

None relevant

3 Proposal

Single storey side extension and installation of flue.

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

CS15	(Flood and Coastal Erosion)
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)
AL3	(Town, District and Local Centres)

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

5 Statutory and Non Statutory Consultations

Not applicable

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: 12

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) Flood Risk

(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 side extension would replace a previous a single storey side extension which has recently been demolished and would be to the same width and with a minimal increase in height. The addition would extend further back than the previous side extension and would be flush with rear wall of the existing dwelling. The development would also see the erection of a flue that would project above the sloping roof of the extension by 1m and would be sited where a now demolished chimney was located. The proposal would overall be a subservient addition to the main dwelling, would be set back from Wheatlands Avenue and would represent a minimal visual change from the previous side extension thereby ensuring it would have no undue impact on the character of the dwelling or the wider 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 extension and flue would be adjacent to the attached garage of no. 12 to the

west. The extension would not cross the 45 degree overshadowing zone of any window serving a habitable room of no. 12 or have an overbearing impact in regards to the enjoyment of this property by the occupiers. There would be no windows to the side elevation of the proposed extension and at single storey it is considered no undue overlooking impact would occur.

- 7.6 Consequently, it is considered that the proposal would not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site, 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) Effect on neighbouring properties

- 7.7 The application would be classed as a 'minor development' and according to the National Planning Practice Guidance (NPPG) unlikely to cause flood risk unless they would have an adverse effect on a watercourse, floodplain or its flood defences; they would impede access to flood defence and management facilities, or; where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows.
- 7.8 The dwelling is within Flood Zone 2. The development would raise floor levels higher than existed for the now demolished side extension and in light of the minor nature of the development, it is considered that the proposal would not increase the risk of flooding to the property. Therefore, it is considered that the proposal would comply with CS 15 of the Core Strategy.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have no undue impact on the character of the wider area, neighbour amenity or flood risk 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/19/00268

(A) 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:

Location Plan Ref: 00394953-A838F0
Elevations Proposed v.2.0

Proposed Floor Plan & Previous Arrangements v2.0
Block Plan v.1.0
Householder and Other Minor Extensions in Flood Zones 2 and 3

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials to be used shall match those stated on the received application form.

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 2018.