
Site Address:	24 Bound Lane, Hayling Island, PO11 9HU		
Proposal:	Proposed first floor front extension.		
Application No:	APP/19/00059	Expiry Date:	13/03/2019
Applicant:	Mr and Mrs Tassell		
Agent:	Mr E Caush	Case Officer:	Karen Wooden
	Edward Caush Associates		
Ward:	Hayling East		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey detached dwelling located on the western side of Bound Lane. The property is set back from the highway within a generous plot, with curtilage parking for several cars to the front. The elevations of the property are predominantly rendered, with a small element of brickwork to the lower level. A single storey extension to the front provides additional ground floor living accommodation, with a balcony area above, which is accessed via a bedroom.

2 Planning History

99/64091/000 - First floor rear extension, PERM,07/05/1999

3 Proposal

- 3.1 This application seeks to construct a first floor extension above the existing ground floor front 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

- 5.1 No consultees were required for this application.

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: 6

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 extension is to be constructed above the existing ground floor extension, and as such will be visible from the public domain. The submitted plans show the extension to have a dual pitched tiled roof, with tiles to match the existing dwellinghouse. The original plans provided showed the elevations to be clad in a zinc material however this has subsequently been changed to Siberian Larch. It is noted that the streetscene of Bound Lane is one of a mix of age, style and design, and therefore it is not considered that the proposal would have an adverse impact on the character of the area. Furthermore it is considered that the extension will blend well with the host dwelling, improving the overall look of the house.

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 It is not considered that the proposal would have an adverse impact on the occupiers of the properties to the east or west.

7.6 The proposed extension has no side windows, and is set a minimum of 5m from the boundary lines with the properties to the north and south. It is therefore considered that the proposal would not significantly impact the occupiers of the neighbouring properties in terms of overbearing or lead to overlooking, 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/19/00059 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 - 18:2077:L(2)101 (02)

Site plan as proposed - 18:2077:L(2)101 (03)

Ground floor plan as existing - 18:2077:L(2)002 (04)

First floor & roof plan as existing - 18:2077:L(2)003 (05)

East & north elevations as existing - 18:2077:L(2)004 (06)

South and west elevations as existing - 18:2077:L(2)005 (07)

Ground floor plan as proposed - 18:2077:L(2)102 (08)

First floor & roof plan as proposed - 18:2077:L(2)103 (09)

Amended east and north elevations as proposed - 18:2077:L(2)104 (10) rev a

Amended south and west elevations as proposed - 18:2077:L(2)105 (11) rev a

Amended view 1 - 18:2077:L(2)1001 (12) rev a

Amended view 2 - 18:2077:L(2)1002 (13) rev a

Email from agent confirming cladding details - received 27.02.19

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.