
Site Address:	32 Elm Grove, Hayling Island, PO11 9EF		
Proposal:	Single storey rear extension.		
Application No:	APP/18/01006	Expiry Date:	12/12/2018
Applicant:	Mr Collingwood		
Agent:	Mr Gamblin	Case Officer:	Karen Wooden
	R & G Design		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey semi detached dwelling located on Elm Grove which provides a mix of residential, retail and office units. No. 32 sits just to the north of Mengham/Gable Head District Centre. The property has render to the elevations and a hung tiled roof, and includes a clad porch to the front.
- 1.2 The front garden of the house is relatively small with the front boundary being defined by a low level brick wall and pedestrian access gate. Curtilage parking to the rear of the house is accessed via a car park to the east.

2 Planning History

- 2.1 A history check showed that in 1966 an application was approved for the change of use of the property from a domestic dwelling to an optician's shop with consulting rooms and living accommodation. However there is no evidence that this change was ever implemented.

3 Proposal

Removal of existing single storey rear extension and conservatory, and replacement with pitched, tiled roof rear 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 consultations 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: 3

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 sited to the rear of the property and will therefore not be readily visible from Elm Grove. The extension will also be set approximately 29m from the rear boundary therefore minimising any impact on the public realm to the east. Notwithstanding this, the current extensions comprise of a clad monopitch rear extension and a Upvc and glazed conservatory. This proposal seeks to replace these with a pitched roof extension with render to the elevations to match the render of the host dwelling. It is therefore considered that the extension as proposed would be an improvement and would relate well to the original property.

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 Due to the proposed siting of the extension it is not considered that it would have a significant impact on the occupiers to the east or west.

- 7.6 No. 34 Elm Grove is sited approximately 4m to the north of the property at No. 32. This semi detached property has commercial use as a Red Cross Centre. In 2011 No. 34 gained planning permission for a single storey rear extension to provide a permanent office for their Medical Loans Department. The plans submitted as part of the application for No. 32 show that the extension is to be constructed on the footprint of the existing extension and conservatory, extending approximately 6.5m from the rear wall of the original house. This will have a similar projection to the extension to the north and therefore it is not considered that it would have a significant impact in terms of loss of light or overshadowing. The plans submitted show two windows and a door are to be inserted into the northern elevation, however these neighbouring properties are separated by a 1.8 metre timber fence which maintains privacy between the boundary line.
- 7.7 No. 30 Elm Grove is a semi detached two storey dwelling attached to the southern elevation of the application site. This neighbouring property benefits from a single storey rear extension which has a parapet roof with a false pitch to the eastern elevation. No windows are inserted on the northern elevation. It is noted from the plans submitted as part of this application that the proposal will extend no further than this neighbouring extension.
- 7.5 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/18/01006 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:

Site location plan - received 17.10.18
Block/site plan - received 09.10.18
Photograph - received 09.10.18
Existing and proposed floor plans and elevations - received 17.10.18

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.