

Site Address: 11 Ilex Walk, Hayling Island, PO11 9NZ
 Proposal: Single storey front extension and cladding to front elevation.
 Application No: APP/18/00606 Expiry Date: 13/08/2018
 Applicant: Mr & Mrs Booker
 Agent: Mr C R Fish Case Officer: Karen Wooden
 Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey semi detached dwelling with elevations of brick, tile and cladding, and an attached garage and porch canopy to the front elevation. The front of the property has been hardsurfaced to provide curtilage parking. The front boundary line is defined by a low brick wall, which continues round to the southern boundary.
- 1.2 The streetscene predominantly comprises 2 storey properties of a similar age and style to the application site, with the exception of a pair of semi detached dormer bungalows to the east.

2 Planning History

APP/16/00113 - Two storey and single storey side extensions., PERM,01/04/2016

3 Proposal

Single storey front extension and cladding to front elevation.

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 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: 5

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 This application seeks to extend to the southern side of the existing garage and porch canopy to extend the sitting room. The extension will project approximately 1.3m, to bring it in line with the existing porch and garage. The extension is to be set approximately 1m back from the southern boundary line. The materials to be used are to match those used on the existing property reducing any impact on visual amenity.

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 to have an adverse impact on the properties to the north, east or west.

7.6 The property to the south (9 Ilex Walk) is semi detached from the application site. The boundary between these neighbouring properties is defined by a brick wall which is approximately 1m in height but increases to 2.2m at the front elevation. The proposal shows no windows are to be inserted into the southern elevation of the extension, therefore ensuring no adverse impact in terms of an increase in overlooking or loss of

privacy. The extension is to be set back from the boundary line by a minimum of 1m. Due to the orientation of the properties, with the proposal being sited to the north of No. 9, the extension will not result in a loss of light to the property in terms of overshadowing.

- 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/18/00606 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:

Design and access statement - received 18.06.18
Location plan - received 18.06.18
Block plan - received 18.06.18
Existing floor plans - 71/16/04 (rev b)
Existing elevations - 71/16/06
Existing roof plan - 71/16/02
Proposed floor plan - 11/19/01
Proposed elevations - 11/19/02
Proposed roof plan - 11/19/03

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.