
Site Address:	47 Island Close, Hayling Island, PO11 0NA		
Proposal:	Single storey front and rear extensions and use of garage as habitable accommodation.		
Application No:	APP/17/01311	Expiry Date:	09/02/2018
Applicant:	Mr & Mrs Madison		
Agent:	Mr Mallen	Case Officer:	Bee Crawford
	Thorns-Young Ltd.		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey detached property with an attached garage. It has a brown tiled pitched roof and elevations of brown multibrick. The site is level and open to the front leading to a block paved drive and area of grass. The rear garden is mainly laid to lawn with a patio area, shrubs and decking, enclosed to all boundaries with 1.8 metre high fencing.
- 1.2 Modern two storey detached and link detached properties are to the east and west, the side aspect of a two storey semi-detached property is opposite and the rear garden of a property in New Cut is to the rear. The area is of medium density with modern two storey detached, link detached and semi-detached properties of a similar age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a single storey front, side and rear extensions and use of garage as habitable accommodation. It is noted in isolation the conversion of the garage does not require planning permission.

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)
CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

- AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 Statutory and Non Statutory Consultations

Hampshire Biodiversity Information Centre within 50m Protected and Notable Species
- Pipistrelle Bat.

Officer Comment: It is not considered that the proposed extensions are likely to impact protected species.

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
- (iv) Parking

(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 single storey front and side element of the proposed extension would be visible from the public realm, extending the front elevation by a depth of 1.5 metres and the existing garage by a depth of 3.5 metres. It is of a modest height and there would be a distance of approximately 5 metres from the highway. It is therefore considered there would be minimal impact on the existing streetscene.

- 7.4 The rear element of the scheme is to demolish the back section of the garage and infill the remaining small area adjacent to the kitchen. The development, together with the existing conservatory would result in a modest increase to the original footprint of the property and it is considered that this can be comfortably accommodated within the extent of the site.
- 7.5 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore judged 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

- 7.6 The single storey front and side additions extend across the front elevation of the property and would be adjacent to the shared boundary with the adjoining property at 46 Island Close. The front extension has no side windows, there are no new windows of in side elevation of the garage conversion and the mono-pitched roof is of a modest height. There are three roof lanterns in the converted garage which project a maximum height of 0.3 metres above the existing roof and it is considered any impact on the adjacent property would be minimal.
- 7.7 There are french doors in the rear elevation of the converted garage, although it is approximately 9.5 metres from the back boundary of the site which benefits from good screening, and it is judged any impact on the property to the rear would be negligible.

(iv) Parking

- 7.8 There is an increase in the number of bedrooms from three to four together with the loss of the garage, subsequently there will be a requirement for three on site parking spaces as recommended in the HBC Parking SPD (July 2016). A parking plan has been submitted as part of the application to reflect this and it is therefore considered a condition is not necessary in this instance.
- 7.9 Consequently, it is considered that the proposal is unlikely to 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/17/01311 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:

Location plan

Block plan

Parking plan

Drg no. 1230.17 Rev C Existing and proposed floor and elevations plan;
proposed section plan

Reason: - To ensure provision of a satisfactory development.