
Site Address:	30 Gilbert Mead, Hayling Island, PO11 0RE		
Proposal:	Single storey lean-to rear extension.		
Application No:	APP/18/00107	Expiry Date:	20/03/2018
Applicant:	Mr and Mrs Blackmore		
Agent:	Mr J Douglas RIBA	Case Officer:	Emma Chisnall
	Jeffrey Douglas Chartered Architect		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 No 30 is a two storey detached dwellinghouse situated at the end of a cul de sac in Gilbert Mead Hayling Island. The dwellinghouse has an adequate amenity space to the front which is divided into part garden space and part hard-surfacing in order to accommodate two cars onsite to the front of the dwellinghouse. An integral garage is also present to the north side of No 30 which provides an additional parking provision. There is no curtilage boundary to the front of No 30.
- 1.2 To the rear the amenity space is modest in size and laid as lawn with a curtilage boundary constructed of 1.8m timber fencing with a trellis on top. A conservatory is present to the rear.
- 1.3 To the north of the site there is an area of land which contains an infrastructure cabinet.

2 Planning History

None

3 Proposal

- 3.1 Single storey lean-to rear extension.
- 3.2 The works propose to develop an in-fill on No 30 which shall extend the existing kitchen space.

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Council Borough Design Guide SPD December 2011

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

None

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment

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 works proposed to No 30 shall be positioned to the rear of the dwellinghouse and shall not be viewable from the public realm therefore protecting the existing character and appearance of the area. The works are single storey in height and from being in line with the side and rear elevations are considered to achieve a subservient appearance on No 30. From being built in matching materials the works are considered to appear in keeping to the dwellinghouse and would therefore not look out of place.

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 neighbouring dwellings that have the potential to be impacted as a result of the development are the neighbours to the rear No 20 and No 18 West Lane. Although the works involve revised fenestration along the rear elevation of No 30 and new windows proposed as part of the extension these are in the majority at ground floor level and would therefore be sufficiently screened by the 1.8m timber fencing in place between the dwellings therefore protecting amenity levels. The proposed extension includes a window at high level on the rear west elevation and two high level rooflights on the north side elevation which due to their height would limit the amount of over-looking caused as a result. The neighbouring dwellings are also approximately 15m away which is considered, on balance, to be a sufficient distance away from the works at No 30 to ensure to no significant over-looking occurs as a result.
- 7.6 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/18/00107 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:

Proposed Block Plan: Drawing No 21801/101

Proposed Floor and Elevations Plan: Drawing No 21801/103

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.