
Site Address:	35 Cherrywood Gardens, Hayling Island, PO11 9DE		
Proposal:	Single storey rear extension.		
Application No:	APP/17/00825	Expiry Date:	29/09/2017
Applicant:	Mr & Mrs Pilkington		
Agent:	Martin Critchley	Case Officer:	Harriet Pitney
	Martin Critchley, Architect		
Ward:	Hayling West		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a semi-detached, two storey, residential dwellinghouse located on the northern side of Cherrywood Gardens comprising elevations of brick construction (partially tile hung at first floor level) with a tiled pitched roof.

The property benefits from open vehicular access to the front driveway which provides offroad parking provision for two vehicles and access to the single integral garage. Access is available through to the rear garden via a side access gate which runs alongside the eastern elevation.

The rear garden is primarily laid to lawn and enclosed by a timber close boarded fence which is approximately 1.8 metres in height.

The area is primarily residential in nature with a medium density of dwellings adjacent to the site all of a similar age, style and design.

2 Planning History

None

3 Proposal

This application is for the erection of a single storey extension to the rear of 35 Cherrywood Gardens.

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

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

5 Statutory and Non Statutory Consultations

Not required in relation to 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

Summary: No representations received.

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 to be 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 would not be readily visible from the public realm by virtue of its position to the rear of the application site. On this basis, it is not considered that the development would result in any impact which would be considered harmful to the character and appearance of Cherrywood Gardens.

7.4 Notwithstanding the above, the design and appearance of the proposal is deemed to be appropriate when considered in context with the main dwellinghouse and one which respects the existing built form. As such, the proposal is considered to meet the requirements of Policy CS16 of the HBLP (Core Strategy) and would be unlikely to result in any adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.5 When assessing the impact of the proposed development on neighbour amenity, it is important to acknowledge that the adjacent neighbouring property (No.33 Cherrywood Gardens) currently benefits from a single storey extension to the rear. On this basis, the proposed extension would only extend approximately 2 metres beyond the rear wall of the adjacent neighbours property. Furthermore, the development would be single storey, with a height of 3 metres (plus the addition of a roof light) which is what is allowed for under the Permitted Development criteria and relatively well screened by the

existing boundary fence. On this basis, it is not considered that the proposed extension would result in any additional loss of light, privacy, outlook or appear overbearing to this property.

- 7.6 The adjacent neighbouring property to the east (No.37 Cherrywood Gardens) also benefits from an extension to the rear, albeit sited more towards the east approximately 4 metres away from the application site. Whilst it is acknowledged that the proposed extension would result in additional building bulk adjacent to this property, taking into account that the proposal is single storey combined with the fact that the applicant could construct an extension without the need for planning permission up to 3 metres in depth, the additional one metre of depth proposed is unlikely to result in any impact which would be considered detrimental to the neighbouring amenity of this property and would not warrant a refusal of planning permission.
- 7.7 On this basis, it is considered that the proposed development meets the requirements of Policy CS16 of the HBLP (Core Strategy) and would be unlikely to result in any harmful impact to the neighbouring amenity of any surrounding residential properties.
- 7.8 It is noted that no letters of objection have been received in relation to this application.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have a 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/17/00825 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:

Site location and block plan (17049-1010)- received 4th August 2017
Survey plans (17049-2010)- received 4th August 2017
Existing elevations (17049-3010)- received 4th August 2017
Proposed ground floor plan (17049-4020)- received 4th August 2017
Proposed first floor plan (17049-4030)- received 4th August 2017
Proposed elevations (17049-5010)- received 4th August 2017

Reason: - To ensure provision of a satisfactory development.