
Site Address:	3A Burgess Close, Hayling Island, PO11 9QT		
Proposal:	Extension to existing attached garage.		
Application No:	APP/17/01205	Expiry Date:	18/05/2018
Applicant:	Mrs Hill		
Agent:		Case Officer:	Karen Wooden
Ward:	Hayling East		
Site Visit Date:	23/05/2018		

Recommendation: **GRANT PERMISSION**

1 Site Description

The property the subject of this application is a semi detached bungalow in a cul-de-sac location. The site originally housed a detached bungalow which has been subsequently extended and sub-divided to create No's 3 and 3a Burgess Close.

The property is of multibrick construction with a hung tiled roof. There is a small lawn to the front of the bungalow, and off road parking for two vehicles to the front of the attached garage.

2 Planning History

APP/16/00329 - Side extension to existing dwelling and division into 2No. 2 bed semi detached houses. (Approved 23.06.16) Request to Discharge No.4 (04.08.16)., PERM,23/06/2016

APP/16/00807 - Construction site plan to show contractor parking, welfare, material storage and material drop off etc, UNK,

3 Proposal

A rear extension to the existing garage. The original application as submitted also included a single storey rear extension. However it was determined that the rear extension to the bungalow would result in inadequate external amenity space and therefore this element of the proposal has been withdrawn.

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)

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

5 Statutory and Non Statutory Consultations

- 5.1 No consultees 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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

A comment was received from the occupiers of the property to the rear with regard to the need for adequate fencing for privacy. However this related to the rear extension element of the application which has now been removed.

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 to the rear of the garage will not be readily visible from the public domain. Notwithstanding this the materials to be used will be similar to those used on the host dwelling which will reduce any impact on the character of the area. The proposal will result in the garage extending a maximum of 1.9m and will extend no further than the rear wall of the original dwellinghouse.

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

- 7.4 The proposed extension to the rear of the garage is to include the insertion of a window and door to the south eastern elevation. There is a separation gap of approximately 3.5m between the proposed fenestration and the property to the north west (4 Burgess Close). When considering this gap, along with the close board fencing boundary treatment, it is not considered that the extension would result in a significant impact on

the occupiers of this neighbouring property.

- 7.5 The proposal will extend no further than the rear wall of the existing dwellinghouse and a separation gap of approximately 13m will be retained between the extension and the property to the north east (26a Eastoke Avenue). It is therefore not considered that the extension would result in a significant impact on the occupiers of this neighbouring property.
- 7.6 Due to the proposed location of the extension, it will not have an impact on any other neighbouring properties.
- 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).

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/17/01205 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:

Amended existing and proposed ground floor plan - D01
Amended existing and proposed roof plans - D02
Existing elevations - D03
Amended proposed elevations - D04
Amended proposed section AA - D05
Amended block plan - D06
Amended site plan - D07

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.

4 Notwithstanding the details shown on the approved plans:

Amended existing and proposed ground floor plan - D01

Amended existing and proposed roof plans - D02

Existing elevations - D03

Amended proposed elevations - D04

Amended proposed section AA - D05

Amended block plan - D06

Amended site plan - D07

This permission does not relate to or permit the single storey rear extension indicated on these plans, which are annotated to remove this element.

Reason: For the avoidance of doubt, the removal of the single storey extension was required in order for the occupants of the dwelling to have sufficient amenity space in accordance with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011