
Site Address:	7 Orchard Road, Hayling Island, PO11 9JA		
Proposal:	Single storey rear extension, new conservatory and front sun porch.		
Application No:	APP/18/00387	Expiry Date:	06/06/2018
Applicant:	Mr Lewis		
Agent:	Mr P Walker	Case Officer:	Bee Crawford
	Island Design		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached two storey dwelling and newly constructed garage and store, situated on a large plot at the end of a cul-de-sac. It has a brown tiled pitched, hipped and barn hipped roof and elevations of red/brown multibrick. There is open vehicular access to the front leading to a large tarmac parking area, grass and shrubs. The rear garden is mainly laid to lawn with a patio, two sheds, a greenhouse, shrubs and trees. The property is enclosed by fencing ranging in height from 1 metre to 1.8 metres and hedging.
- 1.2 Detached two storey properties are to the west and opposite, the rear gardens of properties in Sea Front Estate are to the east and the rear garden of a property in Bound Lane is to the north. The area is of medium density with detached two storey properties and bungalows of different and similar age, style and design.

2 Planning History

APP/17/00549 - Erection of detached double garage and store, permitted 10/07/2017.

3 Proposal

- 3.1 The proposal is for the constuction of a single storey rear extension, new conservatory to rear, roof lantern to existing rear extension and front sun porch.

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

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: 8

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 The application site is situated at the end of a cul-de-sac, and the proposal is for a single storey rear extension, rear conservatory and sun porch to the front. The property is set back 14 metres from the highway and only the sun porch would be visible from the public realm. The property has been extended over a period of time, although the proposals are considered to be of a reasonable size and can be comfortably accommodated within the extent of the site. The front porch will not project beyond the southernmost front elevation of the property and it is considered that any impact on the existing street scene would be minimal.

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 rear extension and conservatory will be situated at the rear of the property. The extension is set in 9.5 metres from the western side elevation of the property and is of modest dimensions with a maximum depth of 3.45 metres and height of 3.4 metres including a 0.4 metre high roof lantern. The conservatory will be attached to an existing flat roof extension which is set in 4.5 metres from the eastern elevation of the property. It is 4.13 metres deep and 5.2 metres wide and the existing extension will have a new roof lantern with a maximum height of 3.2 metres. Whilst there is a generous amount of glazing in both rear additions, the northern boundary is a minimum of 17 metres away and the additions are at least 12.5 metres from the eastern and western boundaries of the site. It is therefore deemed any impact on the neighbouring properties would be negligible.
- 7.6 The proposed front porch would be attached to part of the southern and eastern elevations of the property and would not project beyond the southern-most front elevation. It is of a modest size and an appropriate distance away from the site boundaries. It is deemed it would not result in a harmful effect to any of the neighbouring properties.
- 7.7 Consequently, it is considered that the proposals are 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/18/00387 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 be as stated under Section 11 (Materials) of the application form.
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 and block plan
Existing ground floor plan (part)
Existing front and side elevations plan
Existing rear and side elevations plan
Existing ground floor plan
Proposed front and side elevations plan
Proposed side and rear elevations plan
Proposed floor plan (part)

Reason: - To ensure provision of a satisfactory development.