Site Address:	8 Orchard Road, Hayling Island, PO11 9JA		
Proposal:	Create a integral link between extension and the garage.		
Application No:	APP/17/00687	Expiry Date:	21/09/2017
Applicant:	Mr R Wright		
Agent:		Case Officer:	Harriet Pitney
Ward:	Hayling East		
Site Visit Date:			

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

The application site is a detached, residential bungalow, located on the northern side of Orchard Road comprising elevations of rendered construction with a tiled pitched roof.

The property is located within a large plot which benefits from open vehicular access to the front driveway which provides more than adequate offroad parking provision. A single detached garage with a tiled pitched roof also exists to the side (western) elevation of the main dwelling.

The area in which the property is located is residential in nature with a medium density of dwellings adjacent to the site and to all boundaries all of a varying age, style and design.

2 Planning History

98/62787/001 - Detached garage to west of property, PERM,22/05/1998

97/62787/000 - Construction of detached 3 bedroom bungalow and integral garage with new access
onto Orchard Road, PERM,07/05/1998

3 Proposal

This application is for the creation of an integral link between the recent single storey side extension and the existing garage. The work has already commenced on site and as such this application has been submitted on a retrospective basis.

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: 8

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 It is important to note that the single storey side extension which is currently under construction is being undertaken utilising the property's permitted development rights. Furthermore, the detached garage which is proposed to be linked already exists on site.

7.4 This application has therefore been submitted as the applicant wishes to create an integral link between the existing garage and the single storey side extension under construction which results in the proposal falling outside of the criteria for it to be considered as permitted development.

7.5 Taking into account that the main bulk and mass of the proposed development can be undertaken via permitted development and without the need for planning permission, it is not considered that the addition of the integral link proposed would result in any additional impact on the character and appearance of Orchard Road.

7.6 The property is located within a relatively large plot of land which is set back from the main highway by approximately 18 metres and as such the proposed development as a whole is considered to be appropriate in context with the main dwelling, respects the existing built form and would have a minimal impact on the streetscene of Orchard Road.

7.7 On this basis, it is considered that the proposal is acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) and would be unlikely to result in any additional impact which could be considered harmful to the visual amenity of the surrounding locality.

(iii) Effect on neighbouring properties

7.8 As specified above, the main bulk and mass of the proposed development is already under construction. However and notwithstanding the above, the development would be set a significant distance away from any other surrounding or adjacent residential properties and as such would be unlikely to result in any impact which could be considered harmful to neighbour amenity.

7.9 On this basis, the development is considered to meet the requirements of Policy CS16 of the HBLP (Core Strategy).

7.10 It is acknowledged that no letters of representation 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.

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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/17/00687 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 indicated on the hereby approved plans and details unless otherwise agreed in writing by the Local Planning Authority.
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- received 20th July 2017

Block plan- received 20th July 2017
Photographs of the existing extension- received 25th July 2017
Proposed elevations- received 31st July 2017
Proposed ground floor plan- received 31st July 2017

Reason: - To ensure provision of a satisfactory development.