
Site Address:	11 Elwell Green, Hayling Island, PO11 9AZ		
Proposal:	Single storey front and rear extensions; fenestration alterations.		
Application No:	APP/17/00990	Expiry Date:	08/11/2017
Applicant:	Mr Trafford		
Agent:	Mr P Walker	Case Officer:	Karen Wooden
	Island Design		
Ward:	Hayling West		
Site Visit Date:	11/10/2017		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached bungalow with brick and render elevations and a pitched hung tiled roof. The property benefits from off road parking for two vehicles, and is located at the end of a cul-de-sac.
- 1.2 Other examples of alterations can be found within the cul-de-sac, including front and rear extensions.

2 Planning History

59/01977 - for the erection of 30 detached and 6 semi-detached bungalows,
UNK,06/07/1959

3 Proposal

Single storey front and rear extensions; fenestration alterations. It is noted that the rear extension falls within the tolerances of Permitted Development and therefore could be constructed without the need for planning permission.

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: 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 Elwell Green consists of a mix of detached and semi detached bungalows, some of which have been extended to the front and/or rear. The proposed rear extension will not be visible from the streetscene. Notwithstanding this, this element of the proposal falls within the criteria of permitted development and therefore could be constructed without the need for planning permission.

The front extension will be set approximately 7.5m from the public domain and will be constructed using similar materials to those used on the host dwelling, with a roofline that follows the pitch of the original roof.

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 A separation gap of approximately 3m will be retained between the proposed rear extension and the property to the south east (No. 12 Elwell Green). The rear building line of the application site is currently 2.5m further back than the rear of this neighbouring property. No windows are to be inserted into the south eastern elevation.

7.5 Due to the curve in the cul-de-sac, the current front elevation of the property the subject of this application is set approximately 2.5m further back from the highway than No. 12 Elwell Green. The proposed front extension will bring the front elevation to a similar line to No. 12. No windows are proposed for this side elevation of the extension and there are no windows to the north western elevation.

7.6 The separation gap between the property to the north west (No. 10 Elwell Green) is approximately 3.5m, the majority of which is a driveway that leads to this neighbouring properties detached garage. The proposed extension is to extend just beyond the front of the garage. No windows are to be inserted into the north western elevation of the proposal

- 7.7 The proposed front extension will be sited approximately 6.5m from the property to the north west (No. 10 Elwell Green), and no windows are proposed for the side elevation.
- 7.8 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). 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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00990 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:
Site/location plan - received 13.09.17
Existing layout - received 13.09.17
Existing elevations - received 13.09.17
Proposed layout - received 13.09.17
Proposed elevations - received 13.09.17
Section drawing - received 13.09.17
Section drawing AA - received 13.09.17
Reason: - To ensure provision of a satisfactory development.
- 3 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.