
Site Address:	29 North Shore Road, Hayling Island, PO11 0HL		
Proposal:	Erect a rear orangery.		
Application No:	APP/17/00425	Expiry Date:	10/07/2017
Applicant:	Mr Rogers		
Agent:	Mr Godfree	Case Officer:	Jamie Alley
	Alitex Ltd		
Ward:	Hayling West		
Site Visit Date:	31/05/2017		

Recommendation: **GRANT PERMISSION**

1 Site Description

The Application site at No. 27 North Shore Road is a two storey detached dwelling with an attached garage located on the north western side of North Shore Road. The site is level with open vehicular access to the front with a paved drive with enough parking for three or more cars. There are dwarf walls and shrubs to the front boundary and hedging to the side boundaries. The rear garden is in excess of 30 metres in depth and is mainly laid to lawn with a patio area, trees and shrubs. There are fences and hedging to the neighbouring boundaries ranging in height from 1.8 metre to 2.5 metres with mature shrubs, and the rear of the garden leads to open water (Langstone Harbour).

Detached bungalow is located to the south west with a modern two storey detached property to the north east and Langstone Harbour is to the rear. The area is of low to medium density with detached two storey and chalet style dwellings and bungalows of a similar and individual age, style and design.

2 Planning History

No relevant planning history.

3 Proposal

Erect a rear orangery.

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

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

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

Arboriculturalist

No Arboricultural objection.

Harbour Office, Langstone Harbour Board, Langstone Harbour Board

No objection to the proposals

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: 2

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment

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 orangery is located to the rear of the property and is not visible from North Shore

Road. Therefore it is not considered to have a detrimental effect on the streetscene, which consists of one and two storey properties of varying styles and ages. Therefore the proposal complies with the tolerances of policy CS16 of the Havant Borough Core Strategy 2011.

(iii) Effect on neighbouring properties

- 7.4 No objections have been received in relation to this application. The rear orangery is 6m in depth and the site will retain a garden length of approximately 30m. The orangery will be set a sufficient distance from the two neighbouring dwellings and, with a proposed eaves height of 3.3m and total height of 4m. Consequently, it is considered that the proposal is 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, therefore complying with the tolerances of policy CS16 of the Havant Borough Core Strategy 2011.

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/17/00425

(A)

(B) for the following reasons/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:

Ordnance Survey Red Line Block Plan
Ordnance Survey Red Line Location Plan
VPF5258-C - Planning - Existing-01
VPF5258-C - Planning - Existing-02
VPF5258-C - Planning - Existing-03
VPF5258-C - Planning - Existing-04
VPF5258-C - Planning - Proposed Rev-D-01
VPF5258-C - Planning - Proposed Rev-D-02
VPF5258-C - Planning - Proposed Rev-D-03
VPF5258-C - Planning - Proposed Rev-D-04
VPF5258-C - Planning - Proposed Rev-D-05
Tree Report
Design & Access Statement

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall match those listed in Section 11 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.

- 4 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.