
Site Address:	92 Sea Front Estate, Hayling Island, PO11 9JL		
Proposal:	Single storey side and rear extension.		
Application No:	APP/17/00089	Expiry Date:	21/03/2017
Applicant:	Mr Raggett		
Agent:	Mr P Walker	Case Officer:	Karen Wooden
	Island Design		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

Sea Front Estate is a private residential estate located in the south of Hayling Island, which is characterised by modestly proportioned, detached bungalows positioned around large 'public green' type areas. The properties were originally designed as holiday houses and contained limited levels of accommodation, however several of the properties have been extended and are now used as dwellings.

No .60 is a detached single storey dwelling with a porch to the front, and a tiled pitched roof.

2 Planning History

03/51474/003 - Single storey extension to rear., PERM,20/12/2004

3 Proposal

Single storey side and rear extension.

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 consultations 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: 4

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 Many of the properties surrounding the application site benefit from extensions of varying size and design and therefore it is not considered that the 2.1m projection of the proposed flat roof extension from the side elevation would have an unacceptable visual impact on the streetscene. The rear extension will not be readily visible from the public realm. The property is sited on a generous plot and, should the proposal be approved, the length of the garden retained will be a minimum of 15m. 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 property to the east (91 Sea Front Estate) has been extended to the rear, providing similar sized accommodation to the proposed application. The proposal includes a door and two windows to be located on the western boundary, which will be located in a similar position to the current fenestration, and the properties are separated by 1.8m fencing. It is therefore not considered that the proposed single storey extension will have a detrimental effect on the amenities of the occupiers. Equally due to the boundary treatments and proposed siting of the extension being to the north east of the property to the west (No. 93 Sea Front Estate), it is not considered that the proposal will have an unacceptable impact on the occupiers.

- 7.5 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, 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 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:

Site/location plan - received 18.01.17
Existing floor plan - received 18.01.17
Existing elevations - received 18.01.17
Proposed floor plan - received 18.01.17
Proposed elevations - received 18.01.17
Sections AA - received 18.01.17
Sections BB - received 18.01.17

Reason: - To ensure provision of a satisfactory development.