
Site Address:	Kayden Cottage, Copse Lane, Hayling Island, PO11 0QA		
Proposal:	Single storey rear extension.		
Application No:	APP/17/00747	Expiry Date:	11/09/2017
Applicant:	Mr Parsons		
Agent:	Mr Jay	Case Officer:	Karen Wooden
	The Planning Service		
Ward:	Hayling West		
Site Visit Date:	22/08/2017		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Kayden Cottage is a detached bungalow located on a residential road in Hayling Island. The property is of multi-brick construction, with a pitch tiled roof. The front of the dwelling is block paved with a small lawned area. A detached garage is located to the west of the main dwelling.
- 1.2 The surrounding properties are single storey and chalet bungalows.

2 Planning History

02/62278/001 - Single storey rear extension., PERM,21/03/2002
97/62278/000 - Single storey side extension and replacement garage to rear of property, PERM,13/03/1997

3 Proposal

Replacement of existing single storey 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 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: 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 The proposed single storey extension is to be located to the rear of the property and would not be visible from the public realm, therefore it is not considered that the scheme would result in a negative impact upon the streetscene of Copse Lane. The proposed materials are to match those of the existing dwellinghouse.

7.4 Notwithstanding the above, the design and appearance of the proposal is deemed to be appropriate in context to the main building and respects the existing built form, character and appearance of the surrounding locality. On this basis, the proposed extension is considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

7.5 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

7.6 There are no properties located to the north of the site.

7.7 The property to the east (Tara), is located closest to the proposed extension. However, their garage is positioned to the west of their property, and extends southwards. The separation gap between the extension and the garage will be approximately 2.5m. The proposed extension will extend no further south than the garage to the east, ensuring the proposal will not impact the occupiers of this neighbouring property or their private amenity space.

- 7.8 The boundary treatment between the application site and the property to the west (Corfe Cottage) is a hedge topped wall which runs from the front boundary of the property, down to the detached garage of Kayden Cottage. The proposal does include the addition of two windows to the western elevation but these will be looking directly onto the wall. The separation gap between the proposal and the boundary with Corfe Cottage is 4.2m. It is not considered that the extension would result in a loss of privacy or overshadowing.
- 7.9 Although the south eastern corner of the extension will be approximately 1m closer to the property to the south east (19 Yew Tree Road), it is not considered that this will have an increased negative impact to the occupiers in terms of overlooking or overshadowing.
- 7.10 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 **GRANT PERMISSION** for application APP/17/00747 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:

Existing location & block plans - E001
Existing elevations - E002
Existing photo views - E003
Existing floor & roof plans - E004
Proposed location and block plans - P001
Proposed elevations - P002
Proposed detailed elevation south - P003
Proposed detailed elevation west - P004
Proposed detailed elevation east - P005
Proposed external CGI perspectives - P006
Proposed floor & roof plans - P007
Proposed internal CGI view - P008

Proposed cross section - P009
Proposed floor plan - P010

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.

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.