
Site Address:	31 Saltmarsh Lane, Hayling Island, PO11 0JT		
Proposal:	Single storey front extension to garage and porch.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00196	Expiry Date:	13/05/2024
Applicant:	Mr A Logan		
Agent:	Mr P Walker	Case Officer:	Denise Sheath
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 **Site Description**

1.1 The application site is a modern two storey semi-detached property with an integral garage and porch which projects from the front elevation. The property is constructed with yellow/beige coloured multi-brick with green clay tile hanging to the first floor front elevation. There is a slight decline from the highway to the front garden which is hardsurfaced. There is open vehicular access to the front with a dwarf wall and shrubs and trees to the northern and southern boundaries.

1.2 The adjoining two storey property of the same style and design lies to the south, a pair of two storey semi-detached properties of a similar age, style and design are to the north and opposite the application site. The area is of medium density of a cul-de-sac of a mixture of modern two storey semi-detached properties and semi-detached bungalows of a similar age, style and design.

2 **Planning History**

03/68504/000 - Single storey extension to side (north) elevation. PERM - 15/07/2003

3 **Proposal**

Single storey front extension to garage and porch.

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

CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Not required

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

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
- (iv) Flood Risk

(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 proposal is for a single storey front extension extending the existing garage and porch area. The property already has an existing protruding flat roof frontage. The proposed extension will protrude a further 1.8m forward of the existing front protruding wall, with a width of 4.4m, the roof is a proposed hipped design with an eaves height of 3m with a maximum height of 3.9m. The materials to be used in the construction would be similar in appearance to the materials of the existing property. A garage door and single entrance door is proposed to the front elevation of the extension with a window proposed to the southern side elevation of the proposed extension. The proposed front extension would be visible from the public realm, and whilst the majority of the two storey properties in the immediate vicinity have original existing flat roofed front projections, there are several which benefit from extensions of a similar style. The design and appearance of the extension is deemed appropriate in context to the existing building, and the introduction of the hipped roof would enhance the external appearance. It is not considered that the proposal would result in an adverse impact on the visual amenity of the locality.

7.4 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

- 7.5 The proposed extension would be visible from the neighbouring properties. The extension is 2 metres from the southern boundary, 2 metres from the northern boundary and approximately 10 metres from the front (western) boundary. A window is proposed to the southern elevation of the extension serving the porch area. The proposed window is not considered to create any additional overlooking or loss of privacy to the frontage of the neighbouring property to the south (No.30 Saltmarsh Lane) than is already existing from the public realm. It is therefore considered the proposed development would have negligible impact on the properties immediately adjoining the application site and the surrounding area.
- 7.6 Given the scale of the proposed extension, its detailed design and position in relation to the common boundaries, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy 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.

(iv) Flood Risk

- 7.7 The proposed alterations fall within the definition of 'minor development in relation to flood risk and does not require a consultation or further action.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00196 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:

Application Form- Received 14 March 2024
Location and Block Plan - Received 14 March 2024
Proposed Ground Floor Plan- Received 14 March 2024

Proposed First Floor Plan - Received 14 March 2024
Proposed Elevations - Received 14 March 2024
Section Plans - Received 14 March 2024
Flood Risk Form - Received 18 March 2024

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.