
Site Address:	29 Victoria Avenue, Hayling Island, PO11 9AJ		
Proposal:	Single storey garage infill extension.		
Application No:	APP/21/00652	Expiry Date:	13/08/2021
Applicant:	Mr Jones		
Agent:	Mr Lee	Case Officer:	Paige Harvey
	Critchley Architecture and		
	Design Ltd		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

29 Victoria Avenue, Hayling Island lies to the north side of the avenue and is a large detached house with red bricks and a grey roof. To the front is a detached brick garage with hipped roof. The area is characterised by detached dwellings of various designs, No.31 to the east is a detached dwelling with a linked building to the front which has been extended to the rear with flat roof additions set close to the boundary with the application site. No 27 to west is a large detached house.

2 Planning History

97/55467/002 - Demolition of existing bungalow and outbuildings and construction of detached 4 bedroom house and double garage, utilising existing access, PERM,25/07/1997

97/55467/003 - Demolition of existing bungalow and outbuildings and construction of detached 4 bedroom house and double garage utilising existing access (revised housetype to that approved under 97/55467/2), PERM,19/12/1997

94/55467/001 - Demolish bungalow and out- buildings, erect house with integral garage, PERM,04/08/1994

05/55467/004 - Conversion of existing garage to bedroom and erection of new garage., PERM,06/10/2005

3 Proposal

Single storey garage infill extension. The extension would link the garage to the main house with a flat roofed extension.

The extension would include horizontal cladding in white composite and with a roller door to the west elevation. The extension would have a height of 2.590m.

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)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Brenda Linger

No comments received

Councillor Clare Satchwell - Hayling East

No comments received

Councillor I Scott Hayling West

No comments received

Southern Water

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm sewer
- Combined Sewer

Guidance on Building Regulations is
[here:gov.uk/government/publications/drainage-and-waste-disposal-approved-documen](http://www.gov.uk/government/publications/drainage-and-waste-disposal-approved-documents)
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It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

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

No comments have been received in relation to the development.

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 addition is a small infill extension sited between a taller existing garage and the main house. The addition is subservient in scale and would be used as a store. Whilst the materials would contrast with the brickwork of the main building and garage, the area is mixed in terms of designs and materials and the cladding would be effectively hidden by the adjacent building at No.31. The front elevation of the store (west facing) would include a roller shutter door which would be similar to the door on the existing garage.

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 closest property to the proposed extension is No.31 to the east. This property has a garage / ancillary area set closest to the application site. It is noted that there is a ground floor window in the elevation of No.31 facing the application site. This window is partly adjacent to the existing garage at No.29 and partly facing the gap where the extension is proposed. The window appears to serve an ancillary area used for storage. No representations have been received in relation to the proposal and whilst there would be loss of light to the window it is not considered that this would warrant a refusal of planning permission given the existing relationship to the garage and the nature of the room impacted.

- 7.6 No.27 is set well off the proposed extension and there is not considered to be any significant impact from the proposed extension.
- 7.7 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 the character of the area 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/21/00652

(A) 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:

Location and Block Plan Drawing No. 9403-151
Proposed Ground Floor Plan Drawing No. 9403-451 Rev C
Proposed Elevations North and East Drawing No. 9403-550 Rev B
Proposed Elevations South and West Drawing No. 9403-551 Rev B

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.