
Site Address:	43 South Road, Hayling Island, PO11 9AE		
Proposal:	Single storey front extension.		
Application No:	APP/16/00915	Expiry Date:	28/10/2016
Applicant:	Mr Powell		
Agent:	Mr P Walker	Case Officer:	Harriet Pitney
	Island Design		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a large detached bungalow situated along South Road. The property comprises elevations of brick construction and a tiled pitched roof with the principal elevation projecting slightly further forward to provide a double fronted pitched roof.

To the front of the property is an area of hardstanding providing offroad parking provision which leads to a detached garage at the rear.

To the north of the site is a chalet style bungalow with accommodation within the roofspace. To the south of the site is a shared access leading to a garage block and a small group of two-storey terraced properties, with the end property comprising a police station.

The front boundary to the property is defined by a timber close boarded fence (approximately 1 metre in height). The north and south (side) boundaries also benefit from a timber close boarded fence (approximately 1 metre in height), however, the south boundary is also defined by a hedgerow which is approximately 2 metres in height.

The area is residential in nature with a medium density of dwellings adjacent to the site and to all boundaries all of a varying size and design.

2 Planning History

99/64758/000 - Single storey front and rear extensions, PERM,17/12/1999

00/64758/001 - Single storey front and rear extensions. (Revisions to planning permission 99/64758), PERM,22/03/2000

APP/10/00154 - Rear conservatory., PERM,12/07/2010

3 Proposal

This application is for a single storey front extension measuring 3.7 metres in depth,

4.85 metres in length and 5 metres in height.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

Havant Borough Council Borough Design Guide- Supplementary Planning Document
December 2011

5 Statutory and Non Statutory Consultations

FAO Mr P Marshall, Development Engineer

The highway authority have no adverse comments to 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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary: No representations received.

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) Impact upon the streetscene
- (iii) Impact upon residential amenity

- (i) Principle of development

The application site is situated within an urban area where further development is considered to be acceptable in principle subject to the usual development control criteria.

(ii) Impact upon the streetscene

The streetscene of South Road is varied in terms of the scale and design of the existing dwellings with a relatively staggered building line. The application site benefits from a relatively large plot whereby the proposal is set back from the streetscene by approximately 8.5 metres. On this basis, it is not considered that the development would be prominent within the existing streetscene.

The scale and design of the proposal respects the existing built form of the original dwelling and is not considered to result in any detrimental impact on the visual amenity of the surrounding locality.

On this basis, the proposal is considered to be in accordance with Policy CS16 of Havant Borough Councils Core Strategy, 2011 and Havant Borough Councils Design Guidance.

(iii) Impact upon residential amenity

The proposal is of a scale and design that would not give rise to an unacceptable impact on the adjoining neighbours of 41 and 45 South Road. It is considered that the existing built form, boundary screening and separation distances combine to ensure that the development does not result in unacceptable levels of overlooking, loss of privacy, loss of light, overshadowing or an overbearing effect. It is therefore considered that the development accords with policy CS16 of Havant Borough Councils Core Strategy, 2011.

The position of the extension and distances from other neighbours (approximately 5.5 metres from the neighbour to the north and 7 metres from the neighbour to the south) ensures that there are no unacceptable impacts on the amenities of any adjacent or surrounding neighbouring properties.

8 Conclusion

The proposal is of a scale and design which is considered to be acceptable and in accordance with Policy CS16 of Havant Borough Councils Core Strategy, 2011. The proposal is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00915 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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan- received 30th August 2016

Block plan- received 30th August 2016

Existing layout- received 30th August 2016

Existing elevations- received 30th August 2016

Proposed layout- received 30th August 2016

Proposed elevations- received 30th August 2016

Section drawing- received 30th August 2016

Reason: - To ensure provision of a satisfactory development.