
Site Address:	320 Sea Front, Hayling Island, PO11 0AZ		
Proposal:	Conservatory to front of property.		
Application No:	APP/15/01413	Expiry Date:	18/02/2016
Applicant:	Mr & Mrs Edmunds	Team:	Team 2
Agent:	C.H. Planning & Sales	Case Officer:	Harriet Pitney
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a detached two storey dwelling with a concrete tiled pitched roof and elevations of brick and cladding with a stone finish. The site is level with open vehicular access to the single storey double garage and front driveway.

The property is set back approximately 20 metres from the highway with a large front garden area partially laid to lawn with a gravel driveway leading to the property. The property is enclosed by a 2 metre brick wall with screening to the western boundary comprising a mixture of trees and shrubs. Double wooden gates 2 metres in height provide access into the property.

The area is residential in nature with a medium density of large two storey detached dwellings surrounding the site. The property is located adjacent to a block of flats.

2 Planning History

No relevant planning history.

3 Proposal

This application is for a conservatory to the front of the property measuring 3.2 metres in length and 3.4 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.

5 Statutory and Non Statutory Consultations

No Consultations

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: 17

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary: No adverse comments 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 street scene
- (iii) Impact upon residential amenity

(i) Principle of development

The application site is situated within an urban area, therefore development is considered acceptable in principle subject to development control criteria.

(ii) Impact upon the street scene

The proposal is set away from the street scene of Sea Front and as such will not have any significant impact visually on the character and appearance of the area.

Notwithstanding the above, the development is of an appropriate scale and design and respects the existing built form of the original dwelling. It is therefore considered that the development as proposed would accord with the principles and objectives of Policy CS16 of the Havant Borough Council Core Strategy. It is considered that the development would not result in any adverse impact on the visual amenity of the locality.

(iii) Impact upon residential amenity

No representation letters have been received in relation to this application. The existing boundary treatment currently comprises a two metre high brick boundary wall enclosing the application site and providing screening from the public realm. There is also an additional element of screening to the western boundary through a number of trees and shrubs.

The development is set back over 20 metres from the highway and it is therefore considered that the development would not cause unacceptable harm to the amenity

of the neighbours through loss of privacy, outlook or overlooking and therefore accords with Policy CS16 of the Havant Borough Council Core Strategy.

8 **Conclusion**

The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

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9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01413 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 Compulsary Purchase Act 2004.

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

Location plan- received 24th December 2015
Red line plan- received 24th December 2015
Site/block plan- received 24th December 2015
Proposed conservatory floor plan- received 24th December 2015
Existing elevations plan- received 24th December 2015
Proposed elevations plan- received 24th December 2015
Proposed conservatory specification- received 24th December 2015
1 Photograph as submitted- received 24th December 2015

Reason: - To ensure provision of a satisfactory development.