
Site Address:	28 Elm Close Estate, Hayling Island, PO11 9AT		
Proposal:	Retention of rear extension to form porch/sunroom.		
Application No:	APP/21/01442	Expiry Date:	14/02/2022
Applicant:	Mr D Ralph		
Agent:	Mr P Walker	Case Officer:	Joseph Toole
	Island Design		
Ward:	Hayling West		

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

28 Elm Close Estate, Hayling Island, is a detached bungalow located to the south side of Elm Close Estate. The bungalow has cream render and red clay roof tiles. Vehicular access is from Elm Close Estate with parking to the side.

The property is located within a residential area with some surrounding properties of similar style and design and others differing.

Note - Due to Corona virus a site visit was not possible but the applicant/agent supplied photos of the application site which have been used to inform this decision.

2 Planning History

No relevant planning history.

3 Proposal

Retention of rear extension to form porch/sunroom.

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 - Hayling West

No Comment.

Councillor Clare Satchwell - Hayling West

No Comment.

Councillor I Scott Hayling West

No Comment.

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

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 development involves the retention of rear extension to form porch/sunroom. It has a width of approximately 3 metres, a depth of approximately 4.1 metres with a flat roof and rooflight having a maximum height of approximately 3.3 metres.

7.4 The rear extension would have external fibre cement boarding in hardie soft green with a flat roof. This would be located to the rear of the property and would not be readily visible from the street scene. It is considered to be acceptable.

7.5 Due to the rear extension being located to the rear of the property it is considered to have a limited impact upon the street scene. Furthermore, it would appear subservient to the host dwelling being of appropriate size to the plot and the retained amenity

space. Therefore, it is considered to be in keeping with the character of the area.

- 7.6 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

- 7.7 On the east side there is high level obscurely glazed window within the extension facing the shared boundary with No.29 Elm Close Estate. This is not considered to cause harmful overlooking. Due to the existing screening of 1.8 metre high fencing/vegetation and its orientation it is not considered to appear overbearing or result in the harmful loss of light of the neighbouring occupiers at No.29.
- 7.8 On the west side there are doors and a window within the extension facing the shared boundary with No.27 Elm Close Estate. This would be screened by the existing 1.8 metre high fencing thus not considered to cause harmful overlooking. As the extension is offset from the shared boundary with No.27 it is not considered to appear overbearing or result in the harmful loss of light to the occupiers.
- 7.9 To the rear there are doors and windows facing out onto the rear garden. Due to the existing screening it is not considered to cause harmful overlooking.
- 7.10 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 is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/21/01442

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

Location and Block Plan
Proposed Ground Floor Plan
Proposed Elevations

Reason: - To ensure provision of a satisfactory development.

- 2 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.