
Site Address: 9 St Andrews Road, Hayling Island, PO11 9JN
Proposal: Proposed new property boundary lines, single storey flat roof rear extension, relocation of main entrance to side (north) elevation, dormer window to front(east) elevation, extended parking area to side with car turning area to front.
Application No: APP/15/01306 Expiry Date: 15/01/2016
Applicant: Mr Peter Edwards Team: Team 1
Agent: Mr Ray Brown Case Officer: Rachael McMurray
 Ray Brown (B&PC)
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in St Andrews Road in Hayling Island. It comprises a detached bungalow of brick and tile construction. It has a large rear and side garden on a level ground. The front boundary is marked by a semi-mature hedgerow. The streetscene varies in character with modern housing on the east side of St Andrews Road and bungalows of varying styles and designs along the west side. There is a side driveway and front hard standing which allows for on site parking.

2 Planning History

APP/15/01308

CofU from part of domestic garden of 9 St Andrews Road to plot for 3 bedroom chalet bungalow. Decision pending

3 Proposal

Redevelopment of the existing bungalow to include:

- Dormer window on the front elevation
- Single storey flat roof extension
- relocation of main entrance to the side (north) elevation
- extended parking area to the side with retention of car turning area to the front

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None 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: 11

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary of views raised:

i. Keep existing property as is.

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 the design and impact upon the streetscene
- (iii) Impact on the neighbouring properties

(i) Principle of development

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

(ii) Appropriateness of the design and impact upon the streetscene

Overall the design of the bungalow would not appear significantly different. The front dormer window would be centrally positioned within the front roof slope and would be suitably subservient in scale. No increase to the ridge height is proposed. The relocation of the front entrance would not pose any design issues and the rear extension whilst flat roof, is of a minimal scale and would not be visible from the front elevation. Overall it is considered that the design is appropriate and would not have an adverse impact on the character or visual amenity of the streetscene.

(iii) Impact on the neighbouring properties

It is considered that the proposed changes would not impact on the neighbouring properties to the site in terms of being overbearing or causing a loss of privacy or light. A new dwelling is proposed within the side garden of the application site however, it is considered that the proposed changes would not have an adverse impact on this

dwelling if permitted and implemented in the future.

8 **Conclusion**

The application is considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application GEN/15/01248 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 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:

Design and access statement
Location Plan Licence No. 100019980
Block Plan Licence No. 100019980
Existing GF plan - DN: RB/PE/223/15
Proposed site plan and elevations - DN: RB/PE/223/15
Proposed GF, FF plans and elevations - DN: RB/PE/223/15

Reason: - To ensure provision of a satisfactory development.