
Site Address: 16 Grand Parade, Hayling Island, PO11 9JD
Proposal: Part retrospective single story rear extension/orangery.
Application No: APP/16/00779 Expiry Date: 28/09/2016
Applicant: Ms Van Der Heijdt
Agent: Mr Hooper Case Officer: Karen Wooden
 C.H. Planning & Sales
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached two storey property located in south Hayling Island. The property is of multibrick construction with white weatherboarding to the upper section of the house. The property is level and consists of a driveway and integral double garage to the front.

2 Planning History

- 2.1 No relevant planning history.

3 Proposal

- 3.1 Part retrospective application for the removal of a conservatory and replacement with a single story rear extension/orangery which extends 6m from the rear of the existing dwellinghouse, with a roof height of 2.7m.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

- 5.1 No consultations required for 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: 4

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

(i) Principle of development

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

(ii) Impact upon the streetscene

7.3 The extension is located to the rear of the property and is not visible from Grand Parade. The eastern side of the extension is visible from Bound Lane but it is not considered to have a detrimental effect on the streetscene, which consists of one and two storey properties of varying styles and ages. Therefore the proposal complies with the tolerances of policy CS16 of the Havant Borough Core Strategy 2011.

(iii) Impact upon residential amenity

7.4 No objections have been received in relation to this application. The rear extension is 6m in depth and the site will retain a garden length of approximately 12m. The proposed extension will bring the rear of the application site level with the properties to the east and west. The extension will be set a sufficient distance from the two neighbouring dwellings and, with a proposed height of 2.7m, it is not considered that the extension will cause an undue loss of light or cause a perception of being overbearing, therefore complying with the tolerances of policy CS16 of the Havant Borough Core Strategy 2011.

8 Conclusion

8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval. There is no requirement to include a time condition on this application as the works are now nearing completion.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00779 subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location plan - received 3 August 2016
Existing block plan - received 3 August 2016
Proposed block plan - received 3 August 2016
Photograph - received 3 August 2016
Existing elevations - received 3 August 2016
Proposed elevations - received 3 August 2016
Existing floor plan - received 3 August 2016
Proposed floor plan - received 3 August 2016
Details of wall - received 3 August 2016
External plan - received 3 August 2016
Reason: - To ensure provision of a satisfactory development.
- 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.