
Site Address:	2E St Marys Road, Hayling Island, PO11 9BY		
Proposal:	Single storey side extension.		
Application No:	APP/16/00843	Expiry Date:	07/10/2016
Applicant:	Mr Page		
Agent:	Mr P Walker	Case Officer:	Harriet Pitney
	Island Design		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a semi-detached, two storey dwelling, with a concrete tiled pitched roof and elevations of brick construction (tile hung at first floor level).

The site is located in a prominent position on the corner of St Marys Road and Beach Road with the entrance to the property fronting St Marys Road. The site is relatively level with open vehicular access to the driveway and single storey garage to the rear.

The application site is enclosed by a hedge to the front boundary fronting Beach Road (approximately 2 metres in height), a brick boundary wall to the side (north) and a close boarded timber fence to the rear boundary (east).

The area is residential in nature with a medium density of dwellings adjacent to the site and to all boundaries of a varying size and design. To the rear of the property, some commercial uses exist including a vacant commercial unit and the royal mail sorting office.

2 Planning History

APP/13/00849 - Loft conversion with dormers to the west elevation. ,
PERM,30/10/2013

3 Proposal

This application is for a single storey side extension measuring 3.7 metres in height, 1.9 metres in depth and 4.9 metres in width.

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

Property Services Manager

No comments received

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: 8

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

Whilst the proposed extension would be located in a prominent position and therefore visible from the streetscene, it is not considered that the development would have any significant impact visually on the character and appearance of the area. The scale, siting and design of the proposed extension is considered to be inkeeping with the existing streetscene and respects the existing built form of the original dwelling. Furthermore, the proposed extension is single storey and is therefore subservient to the main dwelling which complies with Havant Borough Councils Design Guidance.

It is important to note that the property currently benefits from a timber shed in the location of the proposed extension. On this basis, it is considered that the proposed extension is likely to approve the appearance from the existing streetscene by virtue of the proposed materials which match the existing dwelling.

(iii) Impact upon residential amenity

No representation letters have been received in relation to this application. There is sufficient distance between the neighbouring property to the north and the commercial units to the east to the proposed extension and as such it is not considered that the development proposed would cause unacceptable harm to the amenity of surrounding and adjacent neighbours through loss of light, privacy, outlook or overlooking. The proposal is therefore considered to accord with Policy CS16 of Havant Borough Councils Core Strategy, 2011.

8 **Conclusion**

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

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00843 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 8th August 2016
Block plan- received 8th August 2016
Proposed ground floor plan- received 8th August 2016
Existing ground floor plan- received 8th August 2016
Proposed elevations- received 8th August 2016
Existing elevations- received 8th August 2016
Section drawing- received 8th August 2016

Reason: - To ensure provision of a satisfactory development.

