
Site Address:	6 Burgess Close, Hayling Island, PO11 9QT		
Proposal:	Demolition of conservatory. Erection of single storey side and rear extension.		
Application No:	APP/16/00937	Expiry Date:	05/12/2016
Applicant:	Mr Golt		
Agent:		Case Officer:	Harriet Pitney
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a detached single storey chalet bungalow with elevations comprising brick, white render, UPVC cladding and a concrete tiled pitched roof.

The site is relatively level with open vehicular access to the driveway providing offroad parking provision and access to the single storey garage to the rear.

The property is located to the east corner of Burgess Close and benefits from a relatively large front garden area which is laid to lawn. The rear garden is enclosed by a close boarded timber fence which is approximately 2 metres in height and is also laid to lawn.

An existing "wrap around" conservatory exists to the rear/side of the property which is proposed to be demolished.

2 Planning History

None relevant.

3 Proposal

The proposal incorporates demolition of the existing conservatory to the rear/side (east) of the property and the erection of a single storey side and rear extension.

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

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Not 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: 14

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) 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 to be acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 Whilst the proposed side extension would be partially visible from the streetscene of Burgess Close, the proposed location being on a corner plot is not considered to be prominent within the existing streetscene and is unlikely to impact detrimentally upon the character and appearance of the area.

Notwithstanding the above, the design and appearance of the proposal is considered to be appropriate and respects the existing built form of the original dwelling. The proposal is therefore considered to be acceptable, meeting the requirements of Policy CS16 of Havant Borough Councils Core Strategy, 2011.

The single storey rear extension would not be visible from the public realm and therefore is not considered to result in any adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.4 When assessing the impact upon residential amenity, it is important to note that the application site currently benefits from a single storey rear/side wrap around addition which extends approximately 2 metres beyond the rear wall of the original dwelling and approximately 1.5 metres from the side elevation (east). On this basis, any potential impact upon residential amenity can only be assessed in addition to the structures currently evident on site.

On this basis, the proposed single storey rear extension would exceed a further 2.3 metres (approximate) beyond the existing extension at 6 Burgess Close.

It is noted that the existing single storey rear addition currently extends the width of the existing dwelling, however the proposed extension has sought to pull back the extension on either side to allow for the increase in depth. On this basis, it is considered that the separation distances from the adjacent neighbouring properties together with the existing screening combine to ensure that this element of the proposal does not result in any loss of light, privacy or appear overbearing to the adjacent neighbouring properties. This aspect of the proposal is therefore unlikely to result in any negligible impact upon neighbour amenity.

With regards to the single storey side addition, whilst it is noted that the property benefits from a large front garden being positioned on a corner plot, concerns were initially raised regarding the window within the side elevation of 5 Burgess Close and the potential for overlooking. Notwithstanding the above, the site visit did reveal that a window exists in the side elevation of almost every property within Burgess Close and appears to be a common characteristic within the street scene.

Taking this into consideration, whilst this element of the proposal is considered to be on balance, it is not considered that the proposed side addition, by virtue of it being single storey would worsen the impact currently shared with the adjacent neighbouring property. There are also two windows that exist to the front of the property, one which serves a bedroom and the other which serves a lounge which would share a similar impact.

It is also important to note that the applicant could construct a side extension under the permitted development criteria without the need for planning permission which would also share a similar impact.

The proposal would be unlikely to result in any loss of light, privacy or appear overbearing to any other surrounding or adjacent neighbouring properties and is therefore considered to accord with Policy CS16 of Havant Borough Councils Core Strategy, 2011.

It is noted no letters of objection were received with respect to the scheme.

8 Conclusion

- 8.1 The proposal is considered to be acceptable resulting in a minimal impact on the streetscene and would have a limited and acceptable impact on the neighbours. The scheme is therefore considered to be in accordance with Policy CS16 of Havant Borough Councils Core Strategy, 2011 and is recommended for approval.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00937 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:

Amended location plan- received 30th September 2016

Amended existing block plan- received 30th September 2016

Amended proposed block plan- received 30th September 2016

Amended existing elevations & ground/first floor layout plan (6BURG16-1)- received 30th September 2016

Amended proposed elevations (6BURG16-2)- received 30th September 2016

Amended proposed ground/first floor layout plan (6BURG16-1)- received 30th September 2016

Reason: - To ensure provision of a satisfactory development.