
Site Address:	11 Blackthorn Road, Hayling Island, PO11 9NY		
Proposal:	Single storey side extension. New front porch.		
Application No:	APP/16/00179	Expiry Date:	19/04/2016
Applicant:	Mr Davies		
Agent:	Mr P Walker	Case Officer:	Harriet Pitney
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises an end of terrace two storey dwelling with elevations of white render and a concrete tiled pitched roof. The site is relatively level with open vehicular access to the front driveway to facilitate offroad parking for at least 3 vehicles. The front driveway is hard surfaced with a hedge approximately 1.5 metres in height defining the front boundary to the property. There is an existing single storey side extension to the southern elevation which is intended be demolished as part of this proposal.

The area is residential in nature with a medium density of dwellings adjacent to the site and to all boundaries of a similar age and design.

2 Planning History

None relevant

3 Proposal

This application is for a single storey side extension measuring 9.6 metres in length and 2.8 metres in height as well as a new front porch with a depth of 5.4 metres and 3.8 metres in height.

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

No consultations 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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary: No adverse comments 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, therefore development is considered acceptable in principle subject to development control criteria.

(ii) Impact upon the streetscene

The property benefits from a relatively large plot whereby the proposal is set well back from the street scene and as such it is not considered the development would be prominent within the existing street scene or result in any significant impact visually on the character and appearance of the area. As the property is an end of terrace, it is considered that there is still sufficient spacing between number 11 and the adjacent neighbour at number 9 Blackthorn Road with the set back from the streetscene helping to reduce the visual impact of the development to the front of the property. It is therefore considered that the proposal accords with Havant Borough Councils Design Guidance.

The proposed single storey side extension is considered to be subservient to the main dwelling and it is not considered that this element of the proposal would result in any adverse impact on the surrounding locality. It is important to note that a single storey side extension already exists to the southern elevation of the property.

(iii) Impact upon residential amenity

The proposal is of a scale and design that would not give rise to an unacceptable impact on the adjoining neighbours of 9 and 13 Blackthorn Road. Whilst it is noted that the proposed front porch will project 2 metres from the front of the dwelling, it is not considered that this would result in any unacceptable harm to the amenity of 13 Blackthorn Road through loss of light, privacy or overlooking and as such it is

considered that the development accords with Policy CS16 of the Havant Borough Council Core Strategy.

8 Conclusion

The proposal is considered to be acceptable and in accordance with Policy CS16 of the Havant Borough Council Core Strategy and is therefore recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00179 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:
Site/location plan- received 18th February 2016
Existing ground floor plan- received 18th February 2016
Existing part first and second floor plan- received 18th February 2016.
Proposed ground floor plan- received 18th February 2016
Section drawing- received 18th February 2016
Proposed elevations- received 18th February 2016
Existing elevations- received 23rd February 2016
Reason: - To ensure provision of a satisfactory development.