
Site Address:	59 Sea Front, Hayling Island, PO11 0AN		
Proposal:	First Floor Side Extension		
Application No:	APP/16/00835	Expiry Date:	07/10/2016
Applicant:	Mrs Barton		
Agent:	Mr A Dunks	Case Officer:	Karen Wooden
	Andrew R Dunks Ltd		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises a two storey semi-detached property, with elevations of red multi-brick, and a slate tiled pitched roof with dormer windows. The property is situated directly on to the road and there is a small paved side pedestrian access leading to the front door and small rear concreted amenity area.
- 1.2 The adjoining property is of the same style and design to the application site, and lies to the west, a three storey modern dwelling lies to the east, a Grade II listed terrace of properties (some of which are sub-divided into flats) lies to the rear of the site. The site is on the edge of an area of medium density with a mixture of two, three and four storey blocks of purpose built flats and two, three and four storey semi-detached and terraced properties of diverse age style and design, some of which have been converted to flats.

2 Planning History

- 2.1 No relevant planning history.

3 Proposal

First floor side extension

4 Policy Considerations

National Planning Policy Framework

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

- 5.1 No consultees required but the application has been discussed with the Conservation Officer due to the site being close to a Listed Building. Please find comments in Section 7.7.

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: 5

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
- (iv) Effect on Listed Building

(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 Currently there is a two storey element to the side of the property and this application proposes to extend this 4.5m forward towards the front of the building, which will be stepped approximately 3m back from the principle elevation. The materials to be used are to match those used on the original property, and the roof to the extension is to have a similar pitch to that of the main dwellinghouse.

7.4 Due to the diversity of the properties within close proximity to the application site, it is considered that the proposal will not have a detrimental effect on the streetscene, therefore complying with policy CS16 of the Havant Borough Core Strategy 2011.

(iii) Impact upon residential amenity

7.5 No objections have been received in relation to this application. The proposal will not be visible from the property to the west, and only the roof and rooflight to the extension will be visible from the property to the rear. The property to the left of the site (59a Seafront) has no windows to its western elevation, and is set further back in its plot than the application site and therefore the extension will cause no overshadowing.

7.6 Currently there are three first floor windows and no ground floor windows on the eastern elevation of the application site. The application shows that there will be one

window inserted on the ground floor and no windows to the first floor. Therefore it is considered that the extension will not result in unacceptable overlooking to the neighbouring property.

(iv) Effect on Listed Building

- 7.7 Although the Conservation Officer was not initially consulted due to the proposed extension being located to the front of the application site, which backs on to the rear of the Listed Building, I did show the plans to the Conservation Officer, who verbally agreed that the proposal would not have a significant impact on the Listed Building to the location.

8 Conclusion

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

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00835 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:

Location plan - received 12.08.16
Site layout plan - 4576/500
Existing ground floor plan - 4576/1
Proposed ground floor plan - 4576/4
Existing first floor plan - 4576/2
Proposed first floor plan - 4576/5
Proposed south/east/north elevations - 4576/3
Existing south/east/north elevations - 4576/3
Roof plan - 4576/200

Reason: - To ensure provision of a satisfactory development.

