
Site Address:	27 St Thomas Avenue, Hayling Island, PO11 0ET		
Proposal:	Front extension to existing garage.		
Application No:	APP/16/00154	Expiry Date:	08/04/2016
Applicant:	Mr C Howting	Team:	Team 2
Agent:	Mr P Walker	Case Officer:	Karen Wooden
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 27 St Thomas Avenue is a detached bungalow constructed of brick and render to the walls and brown hung tiles to the roof. The bungalow is located near the end of a cul-de-sac, and the surrounding properties are a mix of detached bungalows, chalet bungalows and two storey dwellings.
- 1.2 Currently the property benefits from integral garage and the front of the bungalow is partially lawned with a blocked paved driveway.

2 Planning History

97/62466/000 - Single storey side extension, PERM,02/09/1997

3 Proposal

Front extension to existing garage.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

No consultees 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: 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

(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 proposed increase by 4.2m to the principle elevation of the garage will bring it almost level with the north east elevation of the existing dwelling and is considered to be negligible in terms of the impact on the streetscene. A distance of approximately 9m will remain between the front of the extended garage and the public highway, and the proposed materials will match the existing dwelling, lessening any visual impact, and therefore complying with policy CS16 of the Havant Borough Core Strategy 2011 and the National Planning Policy Framework.

(iii) Impact upon residential amenity

7.4 No objections have been received in relation to this application. Due to the location of the garage, the extension will have no affect on the occupiers of No. 25 St Thomas Avenue. A gap of approx 2m will remain between the garage and the boundary with No. 29 St Thomas Avenue. The eastern elevation of No. 29 St Thomas Avenue is a garage wall with no windows or doors and therefore this extension will not be detrimental to the neighbouring property in terms of overlooking or overshadowing, therefore complying with policy CS16 of the Havant Borough Core Strategy 2011 and the National Planning Policy Framework.

8 Conclusion

8.1 Having regard to the above information it is considered that the extension to the principle elevation of the garage would comply with the principles of policy CS16 of the Havant Borough Core Strategy. Planning permission is therefore recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00154 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:
Proposed elevations - received 12.02.16
Site/location plan - received 12.02.16
Existing layout plan - received 12.02.16
Proposed layout plan - received 12.02.16
Existing elevations - received 12.02.16
Section drawing - received 12.02.16
Reason: - To ensure provision of a satisfactory development.