
Site Address:	4 Lime Grove, Hayling Island, PO11 0HS		
Proposal:	Two storey rear extension including rear dormer, extension of roof and new front porch and verandah.		
Application No:	APP/16/00274	Expiry Date:	19/05/2016
Applicant:	Mr & Mrs Withall		
Agent:	Mr R Lilley	Case Officer:	Bee Crawford
	Lilley Architecture		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The applicaiton site is a detached chalet style dwelling and detached garage, situated at the end of a cul-de-sac. It has a red tiled pitched roof with tile hung dormers and elevations of white painted render. The site is level with open vehicular access, a gravelled area, grass and shrubs with a hedge to the front and fencing to the easat and west. The rear garden is mainly laid to lawn with a patio area, shrubs and a shed enclosed with walls and fences between 1.6 metres and 1.8 metres in height.
- 1.2 Detached chalet dwellings are to the east and west, a detached bungalow is opposite and the rear gardens of properties in Harbour Road are to the rear. The area is of low to medium density with a mixture of detached bungalows and chalet bungalows of a similar age and different styles and design.

2 Planning History

None relevant to this application.

3 Proposal

Two storey rear extension including rear dormer, extension of roof and new front porch and verandah, following the removal of the existing conservatory.

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

Development Engineer - Highways

No adverse comment.

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: 1

One letter received from one address raising the following concerns:

- 6.1 No objection to the proposal, however neighbour has concerns with respect to the development resulting in any changes to the drainage which may affect adjacent properties.

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 streetscene
- (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 acceptable in principle subject to development control criteria.

- (ii) Appropriateness of design and impact on the streetscene .

- 7.3 The proposal is to the front and rear of the dwelling and would be visible from the public realm, although the property is approximately 12 metres from the highway. The extension would result in a reasonable addition to the property, however it is judged that this can be adequately accommodated within the extent of the site. It is therefore considered that the proposal would not result in an adverse impact on the visual amenity of the locality. The design and appearance of the proposal is deemed appropriate in context to the main building meeting the requirements of policy CS16 of the HBLP (Core Strategy) and is considered to be acceptable.

- (iii) Effect on neighbouring properties

- 7.4 The extension does not extend beyond the existing side elevations of the dwelling.

There is a distance of approximately 2.8 metres to the eastern boundary and whilst the distance to the western boundary is 0.7 metres, the neighbouring property is set back and projects away from the application site (the nearest point being 2.6 metres and the furthest point 5 metres).

- 7.5 The new window in the western elevation of the proposed dormer would be around 5.5 metres from the property boundary and is smaller than the existing window (which is to be replaced by the rear extension), therefore it is judged that this would not cause any additional overlooking. There are new windows in the extended dormer to the eastern elevation, however in order to protect the amenities of the neighbouring property, a condition is recommended for the windows be fixed shut and obscure glazed, unless the part of the window which can be opened is 1.7 metres above the finished floor level.
- 7.6 A letter was received from the neighbour at number 3 Lime Grove with respect to possible changes to the drainage as a result of the extension, however this is not a planning consideration and would be addressed in the building regulations application process.
- 7.7 Following Officer concerns with respect to the flat roofed element of the extension on the western side, further details have been submitted by the agent confirming the front elevation will be finished with a ridge tile over the edge trim in order to retain the appearance.
- 7.8 The back elevation of the proposal would be in excess of 25 metres from the rear boundary of the application site, and the properties to the rear are considered to be a sufficient distance away for any impact to be negligible.
- 7.9 The porch and verandah to the front would update the facade of the property and it is considered it would have no harmful impact on the neighbouring properties or the property opposite .
- 7.10 It is therefore considered that the proposal is unlikely to appear overbearing or lead to additional overlooking and any impact would be deemed to be acceptable on the properties immediately adjacent to the application site, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is noted no objections were received for the scheme.

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/16/00274 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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the three new windows in the side dormer on the eastern elevation shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg No. 372 PL01 Rev 01	Location plan, existing and proposed block plan
Drg No. 372 PL02	Existing floor plans
Drg No. 372 PL03	Existing elevations plan
Drg No. 372 PL04	Proposed floor plans
Drg No. 372 PL05	Proposed elevations plan
Email from Roger Lilly dated 18 April 2016 confirming exterior finish	

Reason: - To ensure provision of a satisfactory development.