
Site Address:	43 Wheatlands Avenue, Hayling Island, PO11 9SQ		
Proposal:	Conservatory to front of property.		
Application No:	APP/16/00724	Expiry Date:	12/09/2016
Applicant:	Mr Barber		
Agent:	Mr Walker	Case Officer:	Karen Wooden
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application property is a detached timber clad chalet bungalow with a brown concrete hung tiled roof and is located on the north side of Wheatlands Avenue, which is predominantly characterised by detached bungalows of varying styles and designs, many which have been altered from their original form. The front garden is level and benefits from a driveway to the front and a lawned area with mature vegetation which offers natural screening between the property and the highway.

2 Planning History

- 2.1 No previous planning history

3 Proposal

Conservatory to front of property.

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

- 5.1 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

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) Flood Risk

(i) Principle of development

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

Within the streetscene there is a variety of different building designs and styles of predominantly detached bungalows. The property is located within the southern part of Hayling Island, where a number of dwellings have taken advantage of a south facing front elevation through the construction of a conservatory to the front of the property, and one example is visible on the property to the west of the application site (No. 41 Wheatlands Avenue). Due to the existing screening, the proposal would only be partially visible from the public realm. The conservatory is to be constructed of material to match the existing dwelling and it is therefore not considered that the proposal would result in an adverse impact on the visual amenity of the locality.

(iii) Impact upon residential amenity

No objections have been received in relation to this application. The proposed conservatory would extend from the front of the property by a maximum of 1.5 metres and therefore any effect this would have in terms of overshadowing would be negligible. Whilst the conservatory is proposed to be built fairly close to the western boundary, there is sufficient shrub and fence screening to lessen any impact. The conservatory is a good distance from the eastern boundary and this, together with the existing boundary treatments is considered to minimise any perception of overlooking or appearing overbearing.

(iv) Flood Risk

The proposed conservatory does not increase the occupants risk in regard to flooding.

8 Conclusion

- 8.1 It is considered that the proposed conservatory complies with the tolerances of policy CS16 of the Havant Borough Core Strategy, and therefore is recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00724 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:

Site/Location Plans - received 12.07.16

Proposed Layout - received 12.07.16

Existing Layout - received 12.07.16

Section Drawing - received 12.07.16

Existing and Proposed Elevations - received 12.07.16

Reason: - To ensure provision of a satisfactory development.