

Site Address: Molandi, Northwood Lane, Hayling Island, PO11 0LR  
 Proposal: Two storey side extension; provision of first floor accommodation with raised ridge, new front porch; new chimney and other alterations.  
 Application No: APP/16/00334 Expiry Date: 30/05/2016  
 Applicant: Mr Cable  
 Agent: Mr Power Case Officer: Rachael McMurray  
 Thorns Young  
 Ward: Hayling West

## 1 Site Description

The bungalow has been painted in a dark charcoal colour and boundary concrete walls, also painted in charcoal, have been constructed on the side boundaries at the front - so boundary hedges are already protected

APP/11/01782 - Demolition of existing porch and erection of two storey side extension; raise roof height to form first floor accommodation including dormer to south elevation and installation of stainless steel flue to west elevation. New roofs to existing external stores. , REF,12/03/2012  
GEN/14/00088 - Single storey side extension., ,22/05/2015 13:45:49  
GEN/14/00226 - Proposed first floor extension., ,18/03/2014 17:09:06  
GEN/14/00900 - Proposed extension to form a new first floor and garage to the front., ,02/10/2014 16:25:56  
APP/14/01190 - Ground and first floor extensions and single garage.,  
PERM.20/01/2015

Two storey side extension; provision of first floor accommodation with raised ridge, new front porch; new chimney and other alterations.

- Centrally positioned porch on the front elevation
- New chimney stack on east elevation
- Removal of chimney stack on west elevation
- Revised fenestration layout on the side elevations with additional 2no. roof light

- windows on west elevation of single storey element
- Alternation to remove lower height lean to on single storey element
  - Additional chimney stack on rear elevation

The garage approved under APP/14/01190 has already been implemented and is therefore not included on this application.

#### **4 Policy Considerations**

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

- |      |                                                                                   |
|------|-----------------------------------------------------------------------------------|
| CS11 | (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) |
| CS16 | (High Quality Design)                                                             |
| CS17 | (Concentration and Distribution of Development within the Urban Areas)            |

Havant Borough Local Plan (Allocations) July 2014

- |     |                                                                  |
|-----|------------------------------------------------------------------|
| AL2 | (Urban Area Boundaries and Undeveloped Gaps between Settlements) |
|-----|------------------------------------------------------------------|

Listed Building Grade: Not applicable.  
Conservation Area: Not applicable.

#### **5 Statutory and Non Statutory Consultations**

Development Engineer: No objections

#### **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: 3

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) Impact on Listed Building

(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

The principle of a larger dwelling on the site has already been approved. Therefore it is only the changes to that permission which are being considered as part of this application. The proposed front porch would improve the view of the dwelling within the streetscene and the other small scale changes, revisions to fenestration and additional roof lights would not harm the appearance of the dwelling.

(iii) Impact upon residential amenity

It is considered that the revised scheme would not have any further impact on the neighbouring properties than the scheme already approved under APP/14/01190. It is therefore considered that the development is acceptable in the streetscene and meets the requirements of CS16.

(iv) Impact on Listed Building

Due to the distance from and juxtaposition with Middlestoke Farmhouse, there is not considered to be an unacceptable impact on the setting of the grade II listed building. The proposal is therefore not contrary to CS11.

## 8 **Conclusion**

The revised scheme 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/16/00334 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 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

**Reason:** To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and 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 and floor plans - DN: 7183\_14\_20

Site Plan - Licence No - O1756466

Block Plan - Licence No - O1756465

**Reason:** - To ensure provision of a satisfactory development.