
Site Address:	338 Sea Front, Hayling Island, PO11 0BA		
Proposal:	Demolition of rear-most extension and construction of rear conservatory.		
Application No:	APP/16/00615	Expiry Date:	18/08/2016
Applicant:	Ms Baker-Smith		
Agent:	Mr Choules	Case Officer:	Harriet Pitney
	Philip Choules MSAI		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a mid-terrace, three storey dwelling with elevations of white render and a slate tiled pitched roof. The property is located within the Hayling Island Conservation Area and looks over the sea front.

To the rear of the property, a long narrow passage exists approximately 1.8 metres wide and 10.7 metres long which currently has a tunneling affect. Single storey additions have been added to the property historically leaving the property with very limited amenity space. There is a shared access way evident to the rear of the property.

The property does not benefit from any off-road parking.

The area is residential in nature with a low density of dwellings adjacent to the site and to all boundaries of a similar age and design.

2 Planning History

None relevant

3 Proposal

This application is for the demolition of the rear most extension and the construction of a rear conservatory measuring 1.8 metres in width, 3.28 metres in length and 2.71 metres in height.

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

FAO Conservation Officer, Development Control

No objection.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

The single storey side and rear extension is of a design and size that would not cause any adverse impact on the character of the Conservation Area. The extension is also in keeping with the existing property and would not appear overly dominant or out of character.

No objection subject to the following condition:

1) Material samples to be submitted.

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: At least one site notice exists - check the number.

Statutory advertisement: 24/06/2016

Number of representations received: 0

Summary: No objections received.

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

The application site is situated within an urban area where further development is considered to be acceptable in principle subject to the usual development control

criteria.

(ii) Impact upon the streetscene

The proposal is set away from the streetscene of Sea Front and as such will not have any significant impact visually on the character and appearance of the area.

Notwithstanding the above, the development is of an appropriate scale and design which respects the existing built form of the original dwelling, not appearing overly dominant or out of character and would not result in any adverse impact on the character of the conservation area. It is therefore considered that the development as proposed would accord with the principles and objectives of Policy CS16 of the Havant Borough Council Core Strategy.

(iii) Impact upon residential amenity

To the rear of the property, a long narrow passage currently exists approximately 1.8 metres wide and 10.7 metres long which creates a tunneling affect. Single storey additions have been added to the property historically leaving the property with very limited amenity space. This application seeks to demolish the rear most extension which is currently 3.28 metres in length and 2.6 metres in height which will result in not only increased amenity space for the property but also an increase in light to the rear of the property which is considered to contribute positively to the neighbour amenity of the adjacent and surrounding property's.

The proposed conservatory is unlikely to result in any adverse impact on the adjacent neighbour (340 Sea Front) as the extension is not seeking to extend further than the existing footprint and therefore will not result in any loss of light, privacy, outlook or overlooking.

On this basis, it is considered that the development as proposed would not result in any unacceptable harm to the amenity of the neighbours and therefore accords with Policy CS16 of the Havant Borough Council Core Strategy, 2011 1. e).

No representation letters have been received in relation to this application.

8 Conclusion

The proposal is considered to be acceptable and in accordance with Policy CS16 of Havant Borough Councils Core Strategy and is therefore recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00615 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(s) 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:

Location plan (SF01)- received 13th June 2016

Block plan (SF02)- received 13th June 2016

Heritage statement (SF03)- received 13th June 2016

Elevations as existing (SF32)- received 13th June 2016

Floor plans as existing (SF30)- received 13th June 2016

Elevations as proposed (SF33)- received 13th June 2016

Floor plans as proposed (SF31)- received 13th June 2016

Reason: - To ensure provision of a satisfactory development.