
Site Address:	16 The Gorseway, St Georges Road, Hayling Island, PO11 0DR		
Proposal:	Single storey rear extension.		
Application No:	APP/15/00799	Expiry Date:	23/09/2015
Applicant:	Mr & Mrs Gooch	Team:	Team 2
Agent:	Mr Critchley	Case Officer:	Bee Crawford
	Martin Critchley, Architect		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a large modern two storey detached property with an integral double garage situated on a small private development off St Georges Road. It has a brown tiled pitched roof and elevations of red multibrick. The site is level with open vehicular access to the front, which provides access for two further properties beyond. The rear garden is laid to lawn with a patio area and shrubs and is enclosed by a 1.8 metre high wall to the eastern and southern boundaries, a 1.8 metre high fence to the northern boundary and a 2 metre high hedge to the front.
- 1.2 The side aspect of two detached two storey properties are to the rear, a two storey detached property is to the north and the Gorseway retirement complex is to the south. The surrounding area is of low to medium density consisting of a mixture of large two storey detached dwellings of similar and individual age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for a single storey rear extension of 5.16 metres in depth, 9.085 metres in width with a mono pitched roof incorporating rooflights of 2.5 metres high to the eaves and a total height of 3.5 metres. The existing southern boundary wall will be removed and replaced by the side elevation of the extension.

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

Arboriculturalist

Requirement for non standard condition for arboricultural method statement and tree protection plan to be submitted prior to commencement.

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: 9

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) 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 property is accessed via a private drive from St Georges Road and the rear extension would not be visible from the public realm. The proposal would result in a modest addition to the property, although due to the siting of the house would result in a reduction of the limited amenity space at the rear of the property. However, it is the wishes of the owner to use the amenity space in this manner and there is a good sized garden to the front which is well screened from the highway. 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 proposal is to be built up to the eastern elevation of the property boundary which

is adjacent to the driveway (approximately 6.5 metres wide) and garage wall of number 17 and the side garage wall of number 18 which is approximately 7.5 metres away. There are no windows in this elevation. The bi-fold doors in the northern elevation of the proposal are partially screened by the existing 1.8 metre high fence and this elevation is 9 metres from the boundary, the neighbouring property at number 15 being a further 7 metres away from the fence. The southern elevation has two full length windows and will replace the existing boundary wall. This is adjacent to the private access drive to the properties at numbers 17 and 18, with the Gorseyway retirement complex beyond which has the benefit of substantial screening. Due to the location of the proposal it would not be visible from the properties to the west of the application site.

- 7.5 No objections were received regarding the scheme and it is therefore considered that the proposal is unlikely to lead to any overlooking, loss of light or appear overbearing and would have negligible impact on the properties immediately adjacent to, opposite or to the rear of the application site, meeting the requirements of sections of policy CS16 of the HBLP (Core Strategy).

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 Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00799 subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external materials to be used shall match in type, colour and texture those on the existing building.
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 2012.
- 3 The development hereby permitted shall not commence until a tree protection plan, demonstrating how the trees on site will be protected during the construction phase, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the approved plans.
Reason: Policy DM8 to protect the conservation and enhancement of existing

natural features.

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

Drg No 201A	Location plan
Drg No 202A	Block plan
Drg No 1507-101O	Existing ground floor plan
Drg No 1507-301B	Proposed ground floor plan
Drg No 1507-401O	Existing elevations plan
Drg No 1507-402B	Proposed elevations plan

Reason: - To ensure provision of a satisfactory development.