
Site Address:	29 Fernhurst Close, Hayling Island, PO11 0DT		
Proposal:	Single storey side extension.		
Application No:	APP/15/00857	Expiry Date:	01/10/2015
Applicant:	Ms S Ford	Team:	Team 2
Agent:		Case Officer:	Bee Crawford
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The property is a modern detached two storey dwelling and attached garage. It has a brown tiled shallow pitched roof and elevations of beige multi-brick. The site is level with open vehicular access to the front shingled area, with fencing, mature trees and shrubs to the northern and southern boundaries. The rear garden has a depth in excess of 35 metres and is mainly laid to lawn with a patio area and shrubs. It is enclosed to all boundaries with 1.8 metre high fencing, mature shrubs and trees.
- 1.2 To the north and south of the property are modern detached two storey dwellings of a similar age, style and design, set in a staggered building line and Hayling Park lies to the rear. There is a modern detached chalet bungalow opposite the site. Fernhurst Close is a cul-de-sac in an area of medium density consisting of a mixture of two storey detached and semi-detached dwellings and detached bungalows and chalet bungalows of a similar age and various designs and styles.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for single storey side extension attached to the existing garage. It is 5.75 metres in depth, 3.3 metres in width with a flat roof to a height of 2.8 metres.

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

None.

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: 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
- (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

7.3 The proposed extension will infill the area to the rear of the garage and the northern side of the property and will not extend beyond the rear elevation of the property. The height extends slightly above the existing garage, although due to its location would only be marginally visible from the public realm. The development would result in a modest increase to the original footprint of the property, although the property has been previously extended. The design and appearance of the extension is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is considered that the proposal would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.4 The proposed extension will be built close to the northern boundary, although there are no windows in the side elevation and there is a fence and trellis between the application site and the property to the north. The proposal does not extend beyond the existing rear wall of the dwellinghouse and the building line of properties are staggered with number 28 being set back slightly. The extension would not be visible from the property to the south of the application site. No objections have been

received with respect to the scheme and it is therefore considered that the proposal would not lead to any loss of light, overlooking, or appear overbearing and have negligible impact on the properties immediately adjacent to the application site, meeting the requirements 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/15/00857 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 be carried out in accordance with the following approved plans:

Location plan
Proposed ground floor plan
Proposed side elevation
Proposed rear elevation

Reason: - To ensure provision of a satisfactory development.