
Site Address:	Lundy House, Marine Walk, Hayling Island, PO11 9PQ		
Proposal:	Two storey front extension.		
Application No:	APP/15/01385	Expiry Date:	10/02/2016
Applicant:	Mr & Mrs Preece	Team:	Team 1
Agent:	Mr Critchley	Case Officer:	Rachael McMurray
	Martin Critchley, Architect		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

Lundy House is located on Marine Walk in Hayling Island. It comprises a detached, two-storey dwelling with a pitched, tiled roof. It is set back well back from the highway with a sweeping driveway and lawn. A low boundary fence separates the property from 'Harbour View' next door. The other neighbour 'Collingwood' is of a similar design.

2 Planning History

04/69228/000 - Single storey extension to the front elevation., PERM,05/05/2004

3 Proposal

Two storey front extension.

This would be located adjacent to an already projecting gable end on the front elevation would incorporate a ground floor covered porch area. It would extend out by 2.2m from the front elevation and would feature a separate pitched roof. The materials and finish would match the rest of the dwelling.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS15 (Flood and Coastal Erosion)

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

None 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: 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) Appropriateness of the design and impact on the streetscene
- (iii) Impact upon the neighbouring properties
- (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 management criteria.

(ii) Appropriateness of the design and impact on the streetscene .

The design relates well to the main dwelling in terms of materials, scale and massing. It would feature its own pitched roof however, this would be subservient to the main dwelling roof and match the existing projecting gable end. The fenestration alignment would be in accordance with the existing, achieving an overall balanced and high quality design. As such, it is not considered that there would be any adverse impact on the streetscene.

(iii) Impact upon the neighbouring properties .

The proposed extension would extend past the front building line of Harbour View by 1m. As this would mean that the extension is well within the 45 degree line of sight, it is not considered that there would be any adverse impact in terms of loss of outlook from front facing windows. It is considered that 'Collingwood' would be unaffected by the development as it would be obscured from view by the existing projecting section on the front elevation.

(iv) Flood Risk .

The application site falls within a Flood Zone 3 which is considered to be at the highest

risk from flooding. A FRA has been submitted which confirms that the details of any flood proofing / resilience and resistance techniques, are to be included in accordance with 'improving the flood performance of new buildings'.

8 **Conclusion**

The application 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/15/01385 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 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:

Location and Block Plan - DN: 1547-101
FRA - received 16/12/2015
Proposed elevations - DN: 1547-510
Proposed floor plans - DN: 1547-410

Reason: - To ensure provision of a satisfactory development.