
Site Address:	16 Sandy Beach Estate, Hayling Island, PO11 9RG		
Proposal:	Demolition of existing rear conservatory and erection of two storey rear extension.		
Application No:	APP/15/00848	Expiry Date:	30/09/2015
Applicant:	Mr Louth-Davies	Team:	Team 1
Agent:	Mr Rogers	Case Officer:	Daphney Haywood
	The Architects Design Ltd		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a detached 2 storey house located in the private estate of Sas are located in the rear garden area, and the existing garage and hardstanding to the front provide parking for in excess of 3 cars. The estate is characterised by 2 and some 3 storey dwellings of varying design and materials, including the use of flat roofs at first floor.

2 Planning History

Conservatory to rear - Permit 2007

3 Proposal

Demolition of existing rear conservatory and erection of two storey rear extension. The extension is required to provide a stairway that can accommodate a chair lift - the existing stairs are narrow and unsuitable.

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

Borough Design Guide

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

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy- Due to the position of the proposal within the

Settlement Policy Areas/Urban Area and its scale, height, materials and form; the development would not in our view be intrusive or harmful to the wider AONB landscape or the designated nature conservation sites. Therefore, Chichester Harbour Conservancy has no objection.

Development Engineer - Highways- no adverse comment

Ecology - Adjacent SSSI

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

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) Visual impact
- (iii) Impact upon residential amenity

(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) Visual impact

The proposal involves development to the rear and will not impact the street scene. The extension, which is of 2 stories would have a flat roof. The existing property has a mix of pitched and flat roofs at two stories and the proposal will not appear out of character or visually detrimental.

(iii) Impact upon residential amenity

The main impact relates to Nos 15 and 17 Sandy Beach Estate and 12 Treloar Road. In respect to No 15, this property has a bedroom window in the side elevation. The proposed extension would have 2 windows one above the new stairs and one at the top of the stairs facing this window, however the windows would be in excess of 8m from the boundary and not directly opposite and any overlooking would be at an angle and this relationship is considered acceptable. In respect to No 17, the proposed

extension would be beyond the existing 2 storey extension and is not considered to result in detriment. Regarding 12 Treloar Road extension will be approx 10m from the rear boundary with this property which has a large outbuilding providing separation to the rear garden area, and there is no adverse impact.

8 Conclusion

The application is considered to comply with the requirements of Policy 16-1c and e and to not result in detriment to the street scene or the neighbouring properties.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00848

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

Site and location plan
Proposed floor plans 15021 - 10 Rev B
Proposed elevations 15021-11 Rev B
3D plan 15021- 12 Rev B

Reason: - To ensure provision of a satisfactory development.
- 3 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.