
Site Address:	23 Kingsway, Hayling Island, PO11 0LZ		
Proposal:	Extension to existing garage.		
Application No:	APP/15/00798	Expiry Date:	11/09/2015
Applicant:	Mr Bartlett	Team:	Team 1
Agent:	Mr Walker	Case Officer:	Emma Chisnall
	Island Design		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

23 Kingsway is a large semi-detached two storey dwelling made up of brown brick walls and a tiled roof which matches its neighbours on either side. The dwelling has adequate parking for two spaces at the front of the property and further parking is available on the road. There is a small amount of open space at the front of the dwelling and the garage in question to be extended is link detached and connected to the neighbours at No 21.

The dwelling has a westerly facing garden and the proposed extension will not impact the level of light reaching the property or impact the privacy of the neighbours.

2 Planning History

None

3 Proposal

Extension to existing garage

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: 7

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) Impact upon the character of the area
- (iii) Impact upon residential amenity
- (iv) Parking

(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. The principle of the development has no negative impact and is a logical extension to make to the dwelling. As multiple close properties have completed similar extensions to their homes it is believed that the changes No 23 are making will bring the house more into keeping of the surrounding area and dwellings. By matching the materials to the original dwelling there should not be any concerns with recommending this development for approval.

(ii) Impact upon the character of the area

This development should not have any negative impact on the streetscene. Currently on the same road in Kingsway there are several similar extensions that have taken place and by completing the same No 23 will have a better impact on the streetscene.

(iii) Impact upon residential amenity

The dwellings either side of 23 Kingsway are similar in style and design and both have extended to create more space. No 21 has itself extended up an additional storey and out to the back and front of the dwelling. No 24 appears to have extended out to the front and all extensions have been built with matching materials to the original dwelling and look in keeping the original design and size of the dwelling. Due to the development that has occurred on both neighbouring properties the proposal that No 23 is making would make the house look more in keeping than it does currently and therefore is a logical extension to propose.

The extension will be extended on the neighbouring wall of No 21 but the length the residents of No 23 wish to extend, will not exceed the current extension No 21 already have. Therefore there should be no impact on the residential amenity by bringing the garage forward.

(iv) Parking

The proposed garage extension would ensure that one of the two external parking spaces is lost at the front of the dwelling and as No 23 has at least three bedrooms in size there is a requirement for two parking spaces to be available. Two parking spaces will still be available as the garage extension would be used for parking so therefore No 23 will meet this requirement.

8 **Conclusion**

From the reasoning above I can conclude that I recommend this development for approval and to grant planning permission.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00798

(A)

(B) for the following reasons/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:

Proposed Layout Plan and Measurements Plan: Plan 1
Proposed Rear, Front and Side Measurements Plan: Plan 2
Section Drawing Plan: Plan 3
Site Location Plan: Plan 4

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.