
Site Address:	26A St Helens Road, Hayling Island, PO11 0BT		
Proposal:	Replacement conservatory to the rear.		
Application No:	APP/16/00576	Expiry Date:	26/07/2016
Applicant:	Mr Kenmir		
Agent:	P Walker MRICS	Case Officer:	Emma Chisnall
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

26A St Helens Road is a detached bungalow situated on level ground and constructed of white render walls with a concrete tiled roof. To the rear the amenity space is large in size and is partly decked with timber to the rear of the dwelling with the rest used as lawn. The boundary to the rear is a mixture of timber fencing approximately 1.8m high and hedging with a few smaller trees present to the rear. The amenity space to the front is part hard-surfaced for the provision of parking two cars with a garage onsite providing additional space and part lawn. St Helens Road contains a diverse style of dwellings which differ in size, style and design.

2 Planning History

01/60878/000 - Single storey rear extension with pitched roof and conservatory., PERM,30/07/2001

04/60878/001 - Front extension with pitched roof and construction of a pitched roof over the existing flat roof garage., REF,16/03/2004

04/60878/002 - Single storey rear extension (revised submission)., PERM,30/06/2004

3 Proposal

Replacement conservatory to the rear.

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
AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Design Guide Dec 2011

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: 6

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

(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) Impact upon the character of the area

It is considered that the conservatory is of sound design with a pitched roof and is a typical example of a small scale domestic extension. The conservatory is also subservient in size to the existing dwelling and will look in proportion to the existing house. It is considered that the proposed works would not have a detrimental impact on the character of the area due to the size of the development proposed and that it will be located to the rear of the dwelling and be hidden from the public realm. The development can therefore be considered acceptable.

(iii) Impact upon residential amenity

The proposed conservatory will be positioned in the middle of the rear elevation of No 26A and be set adequately away from both neighbouring dwellings on either side. The conservatory will be partially screened from the boundary in place to the east and the garage located to the rear west of the dwelling. Following a site visit it is considered the proposed new conservatory would not create significant additional over-looking then is already in place however due to the distances between the proposed development and neighbouring dwellings it is considered that impact would be minimal and that the development can be considered to be acceptable.

8 Conclusion

No 26A has adequate amenity space for the proposed rear conservatory. The space available should ensure that there is only a minimal loss to the residential amenity of the neighbouring dwelling and a minimal impact to the character of the area.

Therefore the proposal is considered to accord with the requirements of the adopted Local Plan (Core Strategy) policy CS16 and can be considered acceptable for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00576 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
Site and Location Plan: Reference No O1689935
Existing Layout Plan: Received 31st May 2016
Existing Elevations Plan: Received 31st May 2016
Proposed Layout Plan: Received 31st May 2016
Proposed Elevations Plan: Received 31st May 2016
Reason: - To ensure provision of a satisfactory development.