
Site Address:	42 Wheatlands Avenue, Hayling Island, PO11 9SQ		
Proposal:	Single storey extension to east elevation.		
Application No:	APP/14/00437	Expiry Date:	19/06/2014
Applicant:	Mr Poulton	Team:	Team 2
Agent:	Mr Critchley	Case Officer:	Stephen Andrews
	Martin Critchley, Architect		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is made up of a single storey bungalow on the south side of Wheatlands Avenue. The dwelling is set back from the road by some 5.5m, with vehicular access and driveway to the west side of the dwelling. There is a detached prefabricated garage to the rear, with a large flat roof extension to the rear also. There is good spacing between the neighbours on both sides.

The immediate area is residential in nature comprising largely of detached bungalows and chalet style dwellings.

2 Planning History

None

3 Proposal

Planning permission is sought for a single storey, flat roofed, extension to the rear and side of the dwelling. The extension would have a false roof along the elevation facing Wheatlands Avenue.

The extension would be set in 1m from the boundary shared with 44, have an eaves height of 2.9m and an overall height of 3m (3.9m to the ridge of the false pitch).

4 Policy Considerations

National Policies

National Planning Policy Framework, 2012

Core Strategies 2011 forming part of the HBLDF
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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Principal Issues

- (i) Principle of development
- (ii) Impact on neighbour amenity
- (iii) Impact on the character and appearance of the area

(i) Principle of development

The site lies in the built up area of Hayling Island where development is normally permitted subject to compliance with the Development Plan and any other material considerations.

(ii) Impact on neighbour amenity

It is considered that the only neighbour that would be affected by the development proposed is adjoining neighbour 44, 40B being screened by the existing flat roof rear extension.

The single storey extension, which wraps around the rear and side of the dwelling would extend to within 1m of the shared boundary with 44. However there would still be a separation distance of 5.4m between the extension and the dwelling of 44.

Having regard to the fact that the height of the structure is largely within 3m (the exception being the false pitched roof) and there is a separation distance of 5.4m between the dwellings it is not considered that the single storey extension would give rise to matters prejudicial to neighbour amenity. The development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

(iii) Impact on the character and appearance of the area

The single storey extension is of an appropriate design and scale and suitably integrates with the host dwelling. Further it is set back from the streetscene by some 9.9m. It is therefore considered that the proposed extension would not detract from the varied character and appearance of the area. The additional parking and access onto Wheatlands Avenue would also not materially harm the residential character and appearance of the area.

The development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

8 **Conclusion**

The development by reason of its scale, the separation distance between immediate neighbours and level of boundary screening would be acceptable and would not result in matters prejudicial to neighbour amenity or harm the prevailing character and appearance of the area. The application is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00437

(A)

(B) 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:

Drawing - 101
Drawing - 202
Drawing - 1351-304-A
Drawing - 1351-305-0
Drawing - 1351-402-0

Reason: - To ensure provision of a satisfactory development.