
Site Address:	1 Island Close, Hayling Island, PO11 0NA		
Proposal:	Single storey side extension and new porch to front.		
Application No:	APP/15/01270	Expiry Date:	01/01/2016
Applicant:	Mr Waldron	Team:	Team 1
Agent:	Mr Critchley	Case Officer:	Bee Crawford
	Martin Critchley, Architect		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

1.1 The application site is a modern two storey detached property and detached double garage situated on the corner of Island Close. It has a brown tiled pitched roof and elevations of beige and brown multibrick. The site is level and open to the front with vehicular access. The rear garden is mainly laid to lawn with a patio area and is enclosed by a 1.6 metre high fence to the western boundary, a 2 metre high wall and trellis to the northern boundary and a 2 metre high fence to the eastern boundary which is adjacent to the highway.

1.2 Two storey detached properties are to the west and opposite the site, the side aspect of a two storey detached property and a block of garages are to the east and a two storey link detached property in New Cut is to the rear. The area is of low to medium density of modern detached and link detached dwellings, bungalows and chalet style properties of similar and individual age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

3.1 The proposal is for a single storey side extension and canopy and a porch to the front. The side extension is 4.3 metres in width, increasing to 4.6 metres to the rear, 11.5 metres in depth with a hipped and pitched roof to an eaves height of 2.3 metres and a total height of 3.96 metres. The porch is 2.4 metres in width, 1.3 metres in depth with a pitched roof to an eaves height of 2.3 metres and a ridge height of 3.3 metres, projecting 1.5 metres from the front elevation.

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: 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) Appropriateness of the design and impact on the streetscene
- (iii) Effect on the neighbouring properties

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development control criteria.

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

7.3 The application site is situated on a corner plot and the proposed extension would be partially visible from the public realm to the front and side (east) with the proposed porch being fully visible. The development would result in a generous increase to the original footprint of the property, however it is considered that this can be comfortably accommodated within the extent of the site and sufficient amenity space would still be retained in the rear garden. The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is considered that the proposal would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on the neighbouring properties

7.4 The side extension is to be situated close to the eastern boundary, the rear corner is

on the property boundary and the extension projects away from the boundary to a maximum distance of 2.5 metres to the front. The highway is adjacent to this boundary and whilst there are no windows in the western elevation, there are rooflights, although the property to the east is approximately 25 metres away beyond the highway. The proposal projects past the rear elevation of the property by 3.3 metres and the french doors in the western elevation are 14 metres from the boundary with number 2 Island Close and considered to be an acceptable distance from this property. The bi-fold doors in the rear elevation are under the new canopy, 8 metres from the rear boundary, although the depth of the extension which extends beyond the rear elevation is less than what could be constructed within the realms of permitted development. The design of the roof pitches away from the eastern and western boundaries of the property, reducing any perception of the development being overbearing.

- 7.5 There are no side windows in the proposed porch which is a sufficient distance away from neighbouring properties and it is considered it would update the facade of the property.
- 7.6 No objections were received with respect to the scheme and it is therefore considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have negligible impact on the properties immediately adjacent to and opposite the application site or the properties to the rear, meeting the requirements of policy CS16 of the HBLP (Core Strategy).

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal 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/15/01270 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:

Drg No. 0640-1110	Location and block plan
Drg No. 0640-2110	Existing ground and first floor plan
Drg No. 0640-3110	Existing elevations plan
Drg No. 0640-4110	Proposed ground and first floor plan
Drg No. 0640-5110	Proposed elevations plan

Reason: - To ensure provision of a satisfactory development.