
Site Address:	45 Fathoms Reach, Hayling Island, PO11 0RR		
Proposal:	Single storey side addition.		
Application No:	APP/15/01177	Expiry Date:	11/12/2015
Applicant:	Ms Babb	Team:	Team 2
Agent:	Mr P Walker	Case Officer:	Bee Crawford
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern detached bungalow and detached garage situated at the end of a cul-de-sac part of Fathoms Reach. It has a brown tiled pitched roof and elevations of beige multibrick. The site is level with open vehicular access to the front, with hedging to the front and western boundaries. The rear garden is laid to lawn with a pond and enclosed by 1.8 metre high fencing to the eastern and western boundaries and a 2 metre high hedge to the rear (north).
- 1.2 Detached bungalows lie to the east and south west of the site, two storey terraced properties are opposite and a wooded area is to the west and rear. The area is of medium density with a mixture of detached bungalows, and two storey detached, semi-detached and terraced properties on a modern estate of a similar age, similar and individual style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for single storey side extension between the eastern elevation of the property and the end of the existing garage. It is 3.08 metres in depth, 1.95 metres in width with a pitched roof to an eaves height of 2.2 metres and a ridge height of 3.6 metres.

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: 2

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

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 design
- (iii) Effect on 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 design

7.3 The proposed extension will be attached to the side elevation of the property and the end (north) elevation of the garage and will not extend beyond the rear elevation of the property. It will be partially visible from the public realm although the front elevation is in excess of 20 metres from the highway. The development would result in a modest increase to the original footprint of the property and the need for planning permission has been triggered due to the extension being attached to the garage. The design and appearance of the extension 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 judged that the proposal would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.4 The proposed extension will be approximately 2 metres from the eastern boundary and will be partially screened by the existing 1.8 metre high fence. There is only one small window in the rear elevation of the extension and no properties lie beyond the rear of the site. The proposal does not extend beyond the existing rear wall of the dwellinghouse and the neighbouring property at number 47 is set forward of number 45. The extension would not be visible from the property to the south west of the application site.

- 7.5 One letter of support and no objections have been received with respect to the scheme and it is therefore considered that the proposal would not lead to any loss of light, overlooking, or appear overbearing and have negligible impact on the properties immediately adjacent to the application site, 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/15/01177 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:

Location plan
Existing floor plan
Existing elevations plan
Proposed floor plan
Proposed elevations plan
Section plan

Reason: - To ensure provision of a satisfactory development.