
Site Address:	3 Itchenor Road, Hayling Island, PO11 9SN		
Proposal:	Single Storey extensions; timber cladding and render to exterior walls. New 1 metre high fence to southern and eastern boundaries.		
Application No:	APP/15/01060	Expiry Date:	20/11/2015
Applicant:	Mr Cunningham	Team:	Team 1
Agent:	Mr T Davies	Case Officer:	Bee Crawford
	Helyer Davies Architects Ltd		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey detached property and attached flat roof garage, situated on the corner of Itchenor Road and Bracklesham Road. The house has a brown tiled pitched roof and elevations of red multibrick with tile hanging at first floor and white painted brickwork. The site is level with the garden area surrounding the property consisting of grass, a patio area and shrubs. There is a 2 metre high hedge to the eastern and western boundaries, a 2 metre high fence to the northern boundary and a 1 metre high fence and hedge to the southern boundary.
- 1.2 A detached chalet bungalow is to the west, a detached two storey property is to the north, two detached three storey properties are to the south and tennis courts are opposite (east). The area is of low to medium density with a mixture of detached bungalows, two and three storey properties of individual and similar age, style and design.

2 Planning History

APP/13/01130 - Single storey extensions to all elevations; cladding at first floor with timber boarding; replacement of existing tiled roof with powder coated zinc, permitted 06/01/14 although not implemented.

3 Proposal

- 3.1 The proposal is for the construction of a single storey extension to the western elevation, a single storey extension to the northern elevation including the provision of a new roof over the existing garage, timber cladding at first floor and render at ground floor. The extension to the west is 6.4 metres in depth (extending beyond the southern elevation by 1.5 metres), 4.4 metres in width with a mono-pitched and hipped flat roof of 2.3 metres to the eaves and a maximum height of 3.4 metres. The extension to the north is 2.15 metres in depth, 3.9 metres in width with a mono-pitched and hipped flat roof to an eaves height of 2.3 metres and a maximum height of 3.4 metres. The plans show a 1 metre high boundary fence, although this falls within the criteria of permitted development and does not require planning permission. This follows the submission of amended plans increasing the depth of the extension to the western elevation and the reduction in height of the boundary treatment.

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

Arboriculturalist

No TPO trees on site, therefore no requirement for arboricultural impact assessment or condition.

Environment Agency

No comments, standard flood risk advice.

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: 4

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

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable in principle subject to the usual development control criteria.

(ii) Appropriateness of design and impact on the streetscene

7.3 The proposed development would be visible from the public realm, although the

property is situated in a varied streetscene. Whilst the extension to the western elevation projects 1.5 metres beyond the southern elevation of the property which fronts Bracklesham Road, it is in excess of 7 metres from this boundary. The new roof to the garage does not project any closer to the highway and the attached extension is situated behind the garage. The proposal would result in a modest increase of the footprint of the property which can be comfortably accommodated within the extent of the site and the new cladding and render would upgrade the external appearance of the property. The proposed new fence does not require planning permission.

- 7.4 It is considered that the proposal would not result in an adverse impact on the visual amenity of the locality. 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).

(iii) Effect on neighbouring properties

- 7.5 The additional new ground floor window in the northern elevation of the development is 2.6 metres away from the 2 metre high boundary fence and the distance between number 3 and number 5 Itchenor Road is 5.7 metres. There are no new windows in the eastern or western elevations of the extensions and whilst there is a new window in the southern elevation it faces on to the front of properties in Bracklesham Road which are in excess of 10 metres away. It is considered the proposal would not lead to any overlooking, loss of light or appear overbearing.
- 7.6 No objections were received regarding 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 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/15/01060 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 Compulsory Purchase Act 2004.
- 2 The external materials used shall match, in type, colour and texture, those of

the existing building so far as practicable, with the elevations finished in timber cladding and painted render.

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 13097-02 Rev E - Location plan, site plan existing and proposed floor and elevation plans

Drg No 13097-03 Rev F - Proposed site plan and street elevations

Reason: - To ensure provision of a satisfactory development.