
Site Address:	35 Gilbert Mead, Hayling Island, PO11 0RE		
Proposal:	Single storey side extension to garage.		
Application No:	APP/14/01275	Expiry Date:	02/03/2015
Applicant:	Mr S Pierce	Team:	Team 2
Agent:		Case Officer:	Bee Crawford
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey detached property and integral garage with a brown tiled pitched and mono-pitched roof, a tile hung front dormer and elevations of red multibrick. The site is level with vehicular access, a tarmac drive, gravel, paving and grass to the front, and is mainly open to the front and side (north) with a hedge and shrubs to part of the front and southern boundary.
- 1.2 To the north, south and opposite are detached two storey houses and to the rear (west) is the rear garden of another property in Gilbert Mead. The surrounding area is of medium density consisting of a modern estate of two storey detached and semi-detached dwellings of a similar age, style and different designs.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for a single storey side extension to the existing garage of 6 metres in depth, 2.75 metres in width and a pitched roof to an eaves height of 2.5 metres and a ridge height of 4.85 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

Development Engineer - Highways

No adverse comment.

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: 18

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

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

7.3 The proposed extension would be visible from the public realm, the property being around 5 metres away from the highway with an open frontage. The design and appearance of the extension is deemed appropriate in context to the main building and is therefore considered to be acceptable. There are several other properties in the immediate vicinity of the same design which were originally built with a double garage, albeit one has been subsequently converted. It is therefore considered 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 proposal is approximately 0.2 metres from the northern boundary of the application site, although due to the orientation and design of the adjacent property at number 36 Gilbert Mead, the north elevation of the new garage would be in excess of 12 metres away from any windows in this property. There are no windows to the new garage, it does not project beyond the facade of the existing garage and it is of a similar design to the other properties in Gilbert Mead which were originally constructed with double garages. It is therefore considered the development would have negligible impact on the properties immediately adjacent to and opposite the application site and the property to the rear.

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/14/01275 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 used only for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for any business, commercial or industrial purposes whatsoever.
Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan

Drawing No 01

Drawing No 02

Proposed block, floor and elevations plan

Site plan, existing block, floor and elevations plan

Reason: - To ensure provision of a satisfactory development.