
Site Address: 24 Fairlight Chalets, Salterns Lane, Hayling Island, PO11 9LQ
Proposal: Demolish existing rear conservatory and erection of single storey rear extension.
Application No: APP/15/01411
Applicant: Mr Cornelius
Agent: Mr Critchley
Ward: Hayling East

Expiry Date: 02/03/2016
Team: Team 1
Case Officer: Karen Wooden

Agent: Martin Critchley, Architect

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Fairlight Chalets is a private cul-de-sac, accessed from Salterns Lane, and is principally made up of terraced blocks of modestly sized single storey chalets constructed for holiday use. The application site is an end of terrace chalet in a terrace of six units.
- 1.2 Each unit within the site has a small private area to the rear. Many have extended to the rear and where extensions have been built, this area has been reduced to an insignificant size.

2 Planning History

APP/12/00896 - Removal of Condition 7 of Planning Permission HWU2788 and Condition 1 of Planning Permission 13268/3 to allow for permanent occupation of chalet numbers 1-30, 32-35 inclusive., Refused 12/11/2012

3 Proposal

- 3.1 Demolish existing rear conservatory and erection of single storey rear extension.

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

Southern Water

Southern Water advise that the proposed development lies close to an existing public sewer.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

We request that should this application receive planning approval, the following informative is attached to the consent:

"A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

This is not required as it is an extension to an existing dwelling.

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: 5

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) Impact upon the streetscene
- (iii) Impact upon residential amenity

(i) Principle of development

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

(ii) Impact upon the streetscene

7.3 Fairlight Chalets is a cul-de-sac served by an access road and as such the application site has limited visibility from the public realm. The rear extension will

not be visible to other users of the site. It is therefore considered that the proposal complies with the criteria of CS16 of the Havant Borough Core Strategy 2011.

(iii) Impact upon residential amenity

- 7.4 The property currently benefits from a rear extension. This is to remain and the application is to extend this 1.76m to the south. Therefore the application will have no impact on the residents of No. 25 Fairlight Chalets.
- 7.5 No. 23 Fairlight Chalets also benefits from a rear extension which extends a similar length from the existing dwelling to that of this application. The application includes the insertion of a window to the south elevation, but it is considered that the removal of the current conservatory (which is built up to the boundary line between the properties) and erection of the extension (which will leave a gap of approximately 1.5m between the properties) will in fact reduce any impact on the occupiers of No. 23. Furthermore, No.23 presents a blank elevation onto the application site.
- 7.6 The property to the east of the application site is approximately 18m from the boundary line and therefore a single storey extension to the application site will have no impact on the residents.
- 7.7 No neighbour representation letters have been received in relation to this application.

8 Conclusion

- 8.1 The scale, siting and design of the proposed extension will result in a form of development which is considered in-keeping with the other units within this private development. It is considered that the proposal will not cause significant harm to residential amenity and therefore meets the criteria of policy CS16 of the Havant Borough Core Strategy 2011.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01411 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 and block plan - 1589-101A

Existing floor plan - 1589-201C

Proposed floor plan - 1589-401

Existing south and west elevations - 1589-301

Proposed south and west elevations - 1589-501

Existing north and east elevations - 1589-302

Proposed north and east elevations - 1589-502

Proposed roof plan - 1589-402

Reason: - To ensure provision of a satisfactory development.