
Site Address:	9 North Crescent, Hayling Island, PO11 9LR		
Proposal:	Single storey rear and side extension.		
Application No:	APP/15/01061	Expiry Date:	19/11/2015
Applicant:	Mr Buchanan	Team:	Team 1
Agent:	Mrs Willard	Case Officer:	Bee Crawford
	Inspired Design Studio Ltd		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a small semi-detached bungalow and detached garage situated on a private estate which has no through traffic. It has a red tiled pitched roof and elevations of red multibrick with white cladding to the gable. The site is level and with a tarmac drive and shingle to the front and a patio area and shrubs to the rear. The rear garden is enclosed to all boundaries with 1.8 metre high fencing.
- 1.2 The adjoining semi-detached bungalow is to the south, a detached bungalow is to the north and the gardens of properties in Sea Front Estate are to the rear. The area is of low to medium density with a mixture of detached and semi-detached bungalows of individual and similar age, style and design on a private estate.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The application is for a single storey side and rear extension following the demolition of the existing garage. It is 6.45 metres in depth (projecting 3.4 metres from the rear elevation), 3.45 metres in width (2.15 metres to the side) with a flat roof incorporating a roof light to a maximum height of 3 metres. The proposal also includes a flue for a log burning stove, although this does not require the benefit of planning permission.

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: 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) 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 Part of the proposed extension would be visible from the public realm, although it is set back in excess of 13 metres from the front boundary and it is considered there would be minimal impact on the existing streetscene. The development would result in a modest increase to the original footprint of the property, and whilst it would cause the depth of the garden being reduced to less than the 10 metres recommended in the Havant Borough Council Borough Design Guide, it is considered the additional site coverage is minor. The design and appearance of the extension is deemed appropriate in context to the main building and is considered to be acceptable, meeting the requirements of policy CS16 of the HBLP (Core Strategy) and is therefore judged there would be no adverse impact on the existing streetscene or the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.4 The development would be situated approximately 0.8 metres from the northern boundary, however there are no windows in this elevation, it would be partially screened by the fence and it is not as close to the boundary as the existing garage. There are french doors in the south elevation of the extension, although this is 3 metres from the boundary and benefits from existing screening. Surrounding properties have the benefit of similar extensions on comparable plots. Although the proposed flue does not require planning permission an informative is recommended with respect to emissions of fumes.

- 7.5 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/15/01061 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 carried out in accordance with the following approved plans:
Drg No. 996.01.a Location and block plan, existing and proposed floor and elevations plan
Reason: - To ensure provision of a satisfactory development.