
Site Address:	57 Park Road, Hayling Island, PO11 0HT		
Proposal:	Rear single storey extension with flat roof and a pitched roof single storey side extension.		
Application No:	APP/15/00570	Expiry Date:	27/07/2015
Applicant:	Ms J Duckenfield	Team:	Team 2
Agent:		Case Officer:	Bee Crawford
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a three storey semi-detached property and detached garage. It has a grey tiled pitched roof and elevations of grey painted render. There is open vehicular access to the front which is concreted with an area of grass and has a dwarf wall to the northern boundary and trees and shrubs to the eastern and western boundaries. The site is level and the large rear garden which has a depth in excess of 50 metres mainly consists of grass with mature trees and shrubs and is enclosed by 2 metre high fencing to all boundaries.
- 1.2 The adjoining three storey semi-detached property is to the east, the end aspect of rear gardens to properties in Sinah Lane are to the west, the large rear gardens of a property in St Catherines Road is to the rear and a detached bungalow lies opposite. The area is of low to medium density consisting of a mixture of two and three storey detached and semi-detached properties and bungalows of individual and similar age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a garage to the side and a single storey rear extension. The rear extension is of a total of 6.75 metres in width, 6.5 metres in depth with a flat roof incorporating roof lanterns to a maximum height of 3.1 metres. The garage to the west elevation is 4.1 metres in width, 7.3 metres in depth with a pitched roof to an eaves height of 2.3 metres and a ridge height of 5 metres. The garage and rear extension are joined for a depth of 2.9 metres. The existing rear extension and detached garage are to be demolished.

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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

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 new garage would be visible from the public realm, although it does not project forward of the position of the existing garage which is approximately 12 metres from the road. The development would result in a substantial increase to the original footprint of the property, however it is considered that this can be comfortably accommodated within the extent of the site and is deemed to be more suitable than the existing garage and rear extension. 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 extensions are deemed appropriate in context to the main building and therefore considered to be acceptable, meeting the requirements of sections of policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

- 7.4 The rear extension will be very close to the boundary with number 55 Park Lane, however there is an existing rear extension at this property which projects beyond the rear elevation of the proposal by approximately 4.5 metres. There are no side windows in the eastern elevation of the proposal which is around the same height as the existing addition. The window in the western elevation of the rear extension is 4 metres from the property boundary and will be partially screened by the existing fence and the rear elevations of the properties in Sinah Lane are in excess of 20 metres away. Bi-fold doors are a feature of the southern elevation of the rear extension, however this element of the proposal would be in excess of 40 metres from the rear boundary of the property which also benefits from existing screening. There are no side windows in the proposed garage which will be attached to the western elevation of the property.
- 7.5 There are trees which are covered by Tree Preservation Orders in the garden of the property to the rear, although the Council's Arboriculturalist raised no concerns.
- 7.6 It is therefore considered that the proposals are unlikely to appear overbearing or lead to overlooking and would have negligible impact on the properties immediately adjacent to the application site or the property to the rear, meeting the requirements of sections 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/15/00570 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:

Existing floor and elevations plan

Drg No 15/392/01 Location plan, proposed floor and elevations plan

Reason: - To ensure provision of a satisfactory development.