
Site Address:	276 Sea Front, Hayling Island, PO11 0AZ		
Proposal:	Front extension with balcony area above, external cladding.		
Application No:	APP/15/00636	Expiry Date:	20/08/2015
Applicant:	Mr Graham	Team:	Team 2
Agent:		Case Officer:	Bee Crawford
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached two storey property and integral garage of an individual design with a flat roof and elevations of glazing and painted brickwork. The site is level and has vehicular access to the front and a block paved drive. The front garden has a depth in excess of 20 metres and is mainly laid to lawn with an area of decking. There are 2 metre high gates and wall to the front boundary, a hedge to the western boundary and a mature conifer hedge to the eastern boundary.
- 1.2 A two storey detached property is to the east, a two storey detached block of flats is to the west and a five storey block of flats are opposite. The area is of low to medium density with a mixture of detached two storey properties and two and five storey blocks of flats 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 single storey front extension and the provision of new balcony cladding to the front. The front extension is 2.6 metres in depth, 2.8 metres in width with a flat roof (incorporating a skylight) of 2.8 metres high. The balcony cladding is to the single storey front projection and new extension, with a total height from ground level of 3.9 metres. The development includes the conversion of the garage, although this does not require planning permission. The existing balcony had been removed and the single storey extension had been constructed at the time of the Officer's site visit. The original submission proposed more extensive cladding but this has been amended by the email of 12 aug to relate to the balcony only.

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: 58

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 The proposal would be visible from the public realm, although it is set back in excess of 20 metres from the highway and there is a variety of building designs and styles within the existing streetscene. The extension would result in a modest addition to the original footprint of the property, and the replacement and extension of the original balcony which had been removed at the time of the site visit. It is considered there would be negligible impact on the existing diverse streetscene. 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). It is 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 extends across the front elevation of the property to the east and would

not project beyond the line of the existing front projection which was originally the garage. The extension is of a modest size and there are no windows in any of the elevations. It is approximately 4.5 metres away from the eastern boundary which has the benefit of good screening and 5.5 metres from the western boundary, although it would only be partially visible from this aspect. Both adjacent properties are situated slightly forward of the application site and a detached double garage is between the western boundary and the properties at number 278 and 280 Sea Front. With respect to the balcony extension, the opacity of the proposed materials would limit the perception of any increased overlooking to the neighbouring properties. No objections have been received with respect to the scheme and it is therefore considered that the proposal is unlikely to appear overbearing or lead to further overlooking and would have negligible impact on the properties immediately adjacent to the application site, 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/15/00636 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:

Location plan
Site layout plan
Drg No 4259/1 Existing floor plans
Drg No 4259/2 Existing elevations and isometric view
Drg No 4259/3 Rev A Proposed floor plans
Drg No 4259/4 Proposed elevations and isometric view as amended
by Email of 12 August 2015 from Mark Graham
Drg No 4259/5 Cross section

Email of 13 July 2015 from Mark Graham

Reason: - To ensure provision of a satisfactory development.