
Site Address:	164 Sea Front, Hayling Island, PO11 9HP		
Proposal:	Canopy over front porch and feature glazed front window.		
Application No:	APP/15/00411	Expiry Date:	17/06/2015
Applicant:	Mr & Mrs Richardson	Team:	Team 2
Agent:	Mr Rowles	Case Officer:	Bee Crawford
	rt design		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern detached two storey property and integral garage situated opposite the beach. It has a grey tiled pitched roof with elevations of red multibrick with white cladding and a balcony at first floor. The site is open to the west and part of the front of the site, providing vehicular access with a 1 metre high brick wall to the eastern boundary and part of the southern boundary. The area to the front of the house is approximately 12 metres deep and is mainly block paved with some grass and shrubs.
- 1.2 To the east and west are two storey detached properties and a car park for the beach is opposite. The area is of low to medium density with a mixture of two storey detached properties and bungalows and a rest home of individual age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for a mono-pitched roof over the existing flat roofed part of the garage and porch of 1 metre in depth, 5.9 metres in width, 2.4 metres to the eaves rising to 3.7 metres and a double height front feature window with a pitched roof, infilling the existing front balcony and canopied area of 0.9 metres in depth, 3 metres in width, with a pitched roof of 5.1 metres to the eaves with a ridge height of 6.85 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

Chichester Harbour Conservancy

No response received.

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: 4

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 effect 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 effect on the streetscene

7.3 The proposed new roof and front window feature would be visible from the public realm, however the property is set back approximately 12 metres from the highway and there is a diverse range of building design and style within the existing streetscene with properties only on the north side of the road. The new double height window will regularise the building line and introduce a contemporary feature to the facade of the property. 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 development is deemed appropriate in context to the main building and therefore considered to be acceptable, meeting the requirements of sections 1c) and 1e) of policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

7.4 Although the proposal would be visible from the neighbouring properties it is of a fairly minor nature, replacing the existing flat roof over the garage and porch with a pitched

roof of a modest height and the introduction of a front infill feature window. Neither element of the proposal would project forward of the existing building line. 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.

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/15/00411 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
Existing and proposed front and side elevations;
existing ground floor and proposed roof plan
Proposed front and side elevation

Reason: - To ensure provision of a satisfactory development.