
Site Address:	96 Sea Front, Hayling Island, PO11 9HW		
Proposal:	Conservatory to rear of property.		
Application No:	APP/14/00604	Expiry Date:	01/08/2014
Applicant:	Mr G Shepherd	Team:	Team 1
Agent:	Thames Valley Windows	Case Officer:	Daniel Gender-Sherry
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application address is a single storey detached property located on a corner plot between Seafront and St Andrews Road. The main amenity space serving the property is located to the front (south) of the property and is well screened by mature planting. This space is accessible through a gate on the south side of the plot. To the rear of the property is a hardstanding providing parking for two cars. A detached single garage is located to the north west corner of the plot.

The proposed extension is located some 26m from the main highway.

2 Planning History

06/69999/001 - Single storey front and rear extensions with balcony to front elevations (revised application) Permitted

3 Proposal

This application seeks permission for an aluminium framed conservatory style winter room located on the south elevation.

4 Policy Considerations

National Policies

The National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Not Applicable

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) Impact on neighbour amenity
- (iii) Impact on the character and appearance of the immediate area

(i) Principle of development

7.2 The site lies in the built up area of Hayling Island where extensions to residential properties are normally permitted subject to compliance with the Development Plan and any other material considerations.

(ii) Impact on neighbour amenity

7.3 The primary impact of the development would be upon the neighbouring property to the west, No98 Sea Front the occupants of which would see one side of this extension. There is one panel of glass facing that direction. There is a small undeveloped gap of approximately 0.75m between the fence and the extension allowing for a reduced impact upon the neighbouring amenity space. There is a road on the east side of the property and therefore when assessing both sides it is considered that the level of impact would be minimal.

(iii) Impact on the character and appearance of the immediate area

7.4 The proposed structure is reasonably well screened from Sea Front road aiding its acceptance considering its unusual design. Negotiations were entered into with the effect of having the design changed to a lean-to style single pitched roof, however for various reasons the initial design has been kept. This design is considered to be unusual given its asymmetric roof pitches, however it should not cause visual harm to the immediate area given the natural screening along the southern boundary and the distances involved from the primary public domain.

8 Conclusion

While the design is as usual with its asymmetric roof slope, it is considered to have a minimal impact upon neighbours amenities and the character and appearance of the area and therefore it is recommended that planning permission be granted.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00604 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design and Access Statement received 6th June 2014

Location Plan, received by the Council 6th June 2014

Block Plan received 6th June 2014

3D View, received by the Council 6th June 2014

Proposed Conservatory elevations and roof plan, received by the Council 6th June 2014

Existing and proposed elevations, received by the Council 6th June 2014

Reason: - To ensure provision of a satisfactory development.