
Site Address: 40 Staunton Avenue, Hayling Island, PO11 0EW
Proposal: Demolition of existing detached single garage, construction of new side extension to include single attached garage and living area within roof space.
Application No: APP/15/00931 Expiry Date: 20/10/2015
Applicant: Ms Dodd Team: Team 2
Agent: Mr Douglas Case Officer: Bee Crawford
 Jeffrey Douglas Chartered
 Architect
Ward: Hayling West

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached chalet style dwelling and detached garage. It has a brown tiled pitched roof with mono-pitched dormers and elevations of red multibrick and white render. The site is level and there is open vehicular access to the front with block paving, grass and shrubs which is enclosed by a hedge to the front (east) and fencing and shrubs to the north and south. The rear garden is mainly laid to lawn with shrubs and a patio. It is enclosed by 1.8 metre high fencing to the southern and western boundaries, with mature shrubs and trees to the northern boundary.
- 1.2 Detached bungalows are to the north, south and opposite the site and the garden of a property in St Thomas Avenue is to the rear. Staunton Avenue is a wide thoroughfare and the area is of medium density consisting of a diverse range of detached bungalows, chalet bungalows and two storey dwellings of individual design, style and age range in a generally well spaced streetscene with plenty of visible skyline.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The application is for a side extension consisting of a garage, utility room and bathroom within the roofspace, following the demolition of the existing garage. It is 7.9 metres in depth, 5.35 metres in width with a pitched and hipped roof and pitched roof to the front section of the garage (2.5 metres) with an eaves height of 2.5 metres, 4.7 metres to the ridge of the garage roof, to a maximum ridge height of 6.7 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

Development Engineer - Highways

No adverse comment.

Environment Agency

No adverse comment.

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 and impact 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 impact on the streetscene .

7.3 The proposed extension would be visible from the public realm, although it would not extend any closer to the highway than the current building line which is approximately 12 metres away from the public footpath to the front. The proposal is to be located approximately 1 metre from the side boundary and whilst it is not set back from the existing building line, it has a lower ridge height which clearly demonstrates subservience to the main building, meeting the requirements of the adopted supplementary planning guidance in the form of the Borough Design Guide.

- 7.4 The relationship between the immediate neighbouring property is such that the extension is unlikely to harm the degree of spaciousness in this part of the street and will preserve visible skyline between buildings to an extent which is in keeping with the open character. The design and appearance of the extension are deemed to be appropriate in context to the main building and 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 diverse visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.5 The proposal does not extend beyond the front or rear elevations of the existing property and it is set in from the southern boundary 0.6 metres more than the existing garage. The roof hips away from the southern boundary and the first floor accommodation is within the roofspace with small rooflights only to the front and rear. Due to Permitted Development rules (GPDO 2008 & 2015) any future additional windows in the side roofslope of the extension would have to be obscure glazed and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, to alleviate the possibility of overlooking. There is a door and window in the southern elevation of the garage which is 1 metre from the boundary and partially screened by the fence. The extension will be 2.8 metres from the property at number 42 which has an obscure glazed side dormer, situated approximately 3 metres away from the boundary.
- 7.6 The extension would be marginally visible from the property to the north of the application site and the properties to the rear and opposite are in excess of 35 metres away and would not be adversely affected by the proposal. No objections have been received with respect to the scheme and it is therefore considered that the proposal would not lead to any loss of light, overlooking, or appear overbearing and have negligible impact on the properties immediately adjacent to, opposite and to the rear of the application site, 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/15/00931 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. 21501/01	Location plan and proposed block plan
Drg No. 21501/04	Proposed site plan with roof plan
Drg No. 21501/05	Proposed floor plans
Drg No. 21501/06	Proposed elevations and section plan

Reason: - To ensure provision of a satisfactory development.