
Site Address:	20 Cherrywood Gardens, Hayling Island, PO11 9DE		
Proposal:	Single storey rear and side extensions, replace existing front extension roof.		
Application No:	APP/15/00202	Expiry Date:	20/04/2015
Applicant:	Mr & Mrs A Morgan	Team:	Team 2
Agent:	Mr M Critchley	Case Officer:	Bee Crawford
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey detached property and integral garage with a brown tiled pitched roof and flat roof projection to the garage. It has elevations of red/yellow/beige multibrick and tile hanging to the front part of the first floor. The site is level with open vehicular access to the front which has a concrete drive and shingled parking area. The rear garden, which is fairly shallow in depth, is laid to lawn with a patio area, shrubs and a shed and is enclosed to all boundaries by fencing to a maximum height of 2 metres.
- 1.2 To the east, west and opposite are two storey semi-detached properties of a similar age style and design and the side aspect of the rear garden of a property in Linden Grove is to the rear. The surrounding area is of medium density consisting of modern two storey semi-detached dwellings of a similar age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the provision of a new roof over the existing flat roof of the garage, a single storey side and single storey rear extension. The new roof over the garage is hipped and mono-pitched with a height of 2.4 metres rising to 3.24 metres. The single storey side extension is 7.52 metres in depth, 2.03 metres in width with a flat roof to a height of 2.75 metres, incorporating a roof lantern to a maximum height of 3 metres. The single storey rear extension is 3.6 metres in depth, 4.1 metres in width with a mono-pitched roof and rooflights to an eaves height of 2.33 metres and a total height of 3.415 metres. The side and rear extensions fall within the criteria of permitted development, however the applicant would like to proceed with these elements of the application.

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.

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: 7

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 proposed new garage roof and side extension would be visible from the public realm, however, there are roof extensions of a similar style within the existing streetscene. The side extension continues the line of the existing property, being approximately 6 metres away from the highway and could be built within the realms of permitted development. The rear extension of the property would not be visible from the public realm and could also be built within the realms of permitted development. It is considered that the proposals 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 proposal would be visible from the neighbouring properties, although it is to replace the existing flat roof with a pitched roof of a modest height to the front of the property, and the side and rear extensions could be built under permitted

development. There are no windows in the side elevations of the extensions and the doors in the east elevation of the rear extension are approximately 5 metres from the boundary, and would be partially screened. 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 properties opposite, 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/15/00202 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:

Drwg No 201	Location plan
Drwg No 202	Block plan
Drwg no 1506-101A	Existing floor plan
Drwg no 1506-401O	Existing elevations plan
Drwg no 1506-301C	Proposed floor plan
Drwg no 1506-402C	Proposed elevations plan

Reason: - To ensure provision of a satisfactory development.