
Site Address:	4 Katrina Gardens, Hayling Island, PO11 0NW		
Proposal:	Single storey rear extension.		
Application No:	APP/14/01111	Expiry Date:	18/12/2014
Applicant:	Mr Bruce	Team:	Team 2
Agent:	Mr Jupp	Case Officer:	Bee Crawford
	Stephen Jupp MRTPI		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The property is a modern detached two storey dwelling with an integral garage on a small development off Church Road, and has a brown tiled pitched roof and elevations of red multi-brick. The site is level and has open vehicular access to the front of the property with a driveway, grass and shrubs. The rear garden is of a modest depth, consisting of a raised decking area, grass and a patio, and it is enclosed by 1.8 metre high fences to the northern and southern boundaries and the side elevation of a detached garage and 1.6 metre high fencing to the eastern (rear) boundary.
- 1.2 Modern two storey detached dwellings of a similar age style and design lie to the north and south of the site, the property to the south being set back from the application site. The side of a detached garage and rear garden of a modern two storey detached dwelling of a similar age style and design lies to the east (rear) of the site and a larger detached two storey dwelling of a similar age lies opposite the site. The area is of medium density consisting of a small development of modern two storey detached and link-detached dwellings of similar age, style and mixed design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a single storey rear extension of 5 metres in depth, 3.85 metres in width with a pitched roof, an eaves height of 2.2 metres and a total height of 3.6 metres, including the provision of two rooflights to each roofslope .

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

Hampshire County Council, Strategic Environmental Delivery Group

In view of the small scale of the development, no archaeological issues would be raised.

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: 8

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 rear extension would be partially visible from the public realm, albeit from the boundary of the neighbouring property which has been extended to the rear, and it is considered any impact on the streetscene would be negligible. The design and appearance of the extension is deemed appropriate in context to the main building and is therefore considered to be acceptable. 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 proposed rear extension is approximately 1 metre from the southern boundary, 4.5 metres from the northern boundary and 5 metres from the eastern (rear) boundary. There are no windows in southern elevation of the proposal and due to a slightly staggered building line the extension would project less than 1 metre beyond the rear elevation of the neighbouring property at number 5 Katrina Gardens. Whilst there is a door and a landing window in the northern elevation of this property, the depth of the proposal is 1 metre more than the criteria for what could be constructed within permitted development and falls within the criteria of the prior notification for larger home extensions scheme, therefore any perception of overbearing would be deemed negligible.

There is a substantial amount of glazing to the northern elevation of the proposal, however it is considered the existing screening to the northern boundary and location of the neighbouring extension at number 3 Katrina Gardens would reduce any impact of this glazing. The side elevation of a detached garage to the property at the rear of the application site, provides adequate screening, with the house itself being in excess of 10 metres from the rear elevation of the proposal. It is therefore considered the development would have negligible impact on the properties immediately adjacent to the application site and the property to the rear.

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/14/01111 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:

Drawing No. 3	Existing floor and elevations plan
Drawing No. 4	Proposed floor and elevations plan

Reason: - To ensure provision of a satisfactory development.