
Site Address:	4 Salterns Close, Hayling Island, PO11 9PL		
Proposal:	Single storey porch side extension		
Application No:	APP/15/00657	Expiry Date:	11/08/2015
Applicant:	Mr & Mrs Galyer	Team:	Team 1
Agent:	Mr Murray	Case Officer:	Bee Crawford
	I J Murray Associates		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey detached property and attached double garage situated in a cul-de-sac and is currently being extended. It has a brown tiled pitched and barn hipped roof, flat roof dormers to the side and elevations of red multibrick, white painted render with tile hanging at first floor. The site is level with open vehicular access and driveway. The front garden is mainly laid to lawn with shrubs and a dwarf wall to the east, a dwarf wall to the south (front) and a 2 metre high brick wall to the west.
- 1.2 A detached two storey property lies to the east, a well screened large detached two storey property is to the west and detached bungalows lie opposite. The area is of low to medium density with a mixture of two storey detached properties and bungalows of individual and similar ages, style and design.

2 Planning History

APP/13/00550 - Two storey side extension to create an annexe, permitted 13/08/2013. This development had commenced at the time of the Officer's site visit.

3 Proposal

- 3.1 The proposal is for the extension of the existing porch to the east of the property, the resulting structure being 3.3 metres in depth, 2.5 metres in width continuing the mono-pitched roof of 2.4 metres to the eaves and 3.6 metres to the ridge. It also includes a 1.4 metre high entrance plinth and railings.

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

None.

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
- (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 development is to extend the existing porch bringing it in line with the front elevation of the property, and incorporates an entrance plinth feature. It would result in a small increase to the original footprint of the property and would be visible from the public realm. However, it is judged any impact on the streetscene would be negligible and would not result in an adverse impact on the visual amenity of the locality. The design and appearance of the extension is deemed appropriate in context to the main building and is considered to be acceptable, meeting the requirements of policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

7.4 The porch extension would be partially visible from the neighbouring properties, although there is no increase in the height of the porch, it does not project beyond the front or side (east) elevation of the dwelling and does not have any side windows. It is a modest addition to the property and is situated approximately 3 metres away from the property at number 5. No objections were received regarding the scheme and it

is therefore considered that the proposal is 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 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/15/00657 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 A102 PA	Site plan and previously approved elevations plan
Drg No A102 V9	Location plan, site plan and proposed elevations plan
Drg No A103 PA	Previously approved floor and roof plan
Drg No A103 V9	Proposed floor and roof plan
Drg No A104 PA	Previously approved front and rear view and streetscene
Drg No A106 V9	Proposed roof and illustrative plan

Reason: - To ensure provision of a satisfactory development.