
Site Address:	60 Wheatlands Avenue, Hayling Island, PO11 9SQ		
Proposal:	Single storey side/rear extension to existing rear bungalow.		
Application No:	APP/15/00137	Expiry Date:	02/04/2015
Applicant:	Mr & Mrs Prodger	Team:	Team 1
Agent:	Mr J Bessant	Case Officer:	Daniel
	JB Architecture		Gender-Sherry
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

Wheatlands Avenue is characterised by detached residential properties, ranging in style from bungalows to two storey dwellings.

The applicant site has recently expanded in curtilage size due to its part assimilation of the neighbouring plot (No.62). Both No.60 Wheatlands and No.3 Bosmere Road have purchased half of the previous land under the previous ownership of No.62 Wheatlands.

No.62 sits in the middle of its plot, and now benefits from a large area of vacant land to the east, which is where the proposed development is intended.

2 Planning History

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3 Proposal

This application seeks permission for the erection of a single storey, full height side extension of approximately half the width of the house. The proposed roof style and construction will match that of the existing dwellinghouse. All materials used are to match those existing.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None relevant

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) Impact upon the streetscene
- (iii) Impact upon residential amenity
- (iv) Impact upon flood zone

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the streetscene

The properties on Wheatlands Avenue benefit from being positioned back from the main road, in addition the proposed location of this extension is on the southern half of the property, which is situated almost exactly central within the plot. As a result it is some 13 metres back from the public highway. Materials proposed are to match those of the existing dwellinghouse.

The existing dwellinghouse benefits from a barn hipped style roof; this extension seeks to match this design, resulting in a finished, high quality design. It is considered therefore that the impact upon the streetscene is minimal, and acceptable.

(iii) Impact upon residential amenity

The proposed extension is some 16 metres away from the closest neighbouring dwelling, located within the centre of the applicants plot and of a complementary design, in both scale and form. As a result, it is considered that no significant harm will come upon any neighbouring property.

(iv) Impact upon flood zone

The applicant site is located within flood zone 3 and as such this application is accompanied by a flood risk assessment. It proposes that 'Floor levels within the

proposed extension will be set no lower than existing levels and flood proofing of the proposed development has been incorporated where appropriate'. This method accords with the requirements for developments within flood zone 3 and as such these mitigating measures are considered acceptable.

8 **Conclusion**

It is considered that the design accords with the Councils policy of high quality design, and causes no adverse impact upon either the streetscene or neighbouring properties. Therefore it is recommended that permission is granted.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00137 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed rear/side extension, drawing number 01, received by the Council 26 January 2015
Proposed rear/side extension, drawing number 03, received by the Council 26 January 2015
Flood Risk Assessment, received by the Council 02 February 2015

Reason: - To ensure provision of a satisfactory development.
- 3 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.