
Site Address:	32 South Road, Hayling Island, PO11 9AE		
Proposal:	Single storey side and rear extension.		
Application No:	APP/15/00210	Expiry Date:	21/04/2015
Applicant:	Mr & Mrs Friend	Team:	Team 2
Agent:	Mr Moser	Case Officer:	Daphney Haywood
	Design Drawn Ltd		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a detached bungalow within an established residential area of properties of mixed character and age. The dwelling which lies on the east side of South Road occupies a relatively large plot.

2 Planning History

none relevant

3 Proposal

Single storey side/rear extension to provide additional bedroom and living accommodation. The works will form a 2/3 bed dwelling.

4 Policy Considerations

National Planning Policy Framework

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

Borough Design Guide
Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Southern Water- Informative requested
Arboriculturalist Not required

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

Summary:

Comment:

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 street scene
- (iii) Impact upon residential amenity

(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 street scene

The works have been designed to compliment the existing bungalow and will not be prominent in the street scene and accord with the provisions of Policy CS16 - 1c and the Borough Design Guide.

(iii) Impact upon residential amenity

The extension is set off the boundary and will not result in over looking nor loss of light to neighbouring properties, and complies with the requirements of Policy CS16-1e.

8 Conclusion

The application is considered to accord with the requirements of the local plan and the Borough Design Guide and approval is recommended.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00210

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:

Location plan and block plan 202.P100_A
Proposed site plan 202.P101_A
Existing elevations 202.E101_A and 102_A
Existing plans 202.E100_A
Proposed ground floor plan 202.P102_A
Proposed roof plan 202.P103_A
Proposed south elevation 202.P104_A
Proposed west elevation 202.P105_A
Proposed north elevation 202.P106_A
Proposed east elevation 202.P107_A

Reason: - To ensure provision of a satisfactory development.