
Site Address:	1 Earnley Road, Hayling Island, PO11 9SU		
Proposal:	Proposed rear extension.		
Application No:	APP/14/00858	Expiry Date:	17/10/2014
Applicant:	Mrs Browning	Team:	Team 1
Agent:	Mr Bullen	Case Officer:	Richard Temple
	Plum Architects Ltd		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site includes a detached two storey property with driveway and garden to front and large garden to rear. The property has an existing single storey rear extension and bounds a public right of way to the west and open countryside leading to Chichester Harbour to the north.

2 Planning History

- 2.1 94/64143 Existing single storey rear extension approved in 1994.

3 Proposal

- 3.1 The proposal is for a rear extension to the rear of an existing single storey rear extension.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

CS15 (Flood and Coastal Erosion)

CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

N/A

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: None

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) Design
- (iii) Impact of neighbouring residential amenity
- (iv) Flood Risk

(i) Principle of development

7.2 The property is within an established residential area and as such there is no in-principle objection to householder extensions

(ii) Design

7.3 The extension would be residential in appearance and modest in size. It would not be visible from the Earnley Road street scene and would have a limited and acceptable impact upon views from the adjacent footpath and AONB land of Chichester Harbour to the north.

(iii) Impact on neighbouring residential amenity

7.4 The proposed extensions would be located on the west side of the northern elevation, there is no neighbouring property to this side and the extension is set well away from the opposite neighbour. Furthermore, it is modest in size. As such the proposal is not considered to have a detrimental impact on neighbouring residential amenity.

(iv) Flood Risk

7.5 The extension would not lower any floor levels which could create an increased flood risk to the property or surrounding area. Therefore there are no objections on the grounds of flood risk.

8 Conclusion

8.1 The proposal complies with the policies set out in section 4 and therefore will be recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00858 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:

Plans and Elevations as proposed PA14-150:02

Reason: - To ensure provision of a satisfactory development.