
Site Address:	118 Havant Road, Hayling Island, PO11 0LJ		
Proposal:	Conservatory to rear of property.		
Application No:	APP/14/00772	Expiry Date:	24/09/2014
Applicant:	Mr & Mrs Rylatt	Team:	Team 1
Agent:	Mr P Longyear	Case Officer:	Richard Temple
	Topline Windows		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site fronts the main A-road of Havant Road and has parking to the front and a good sized garden to the rear bounding open countryside. The property is detached, single storey, and has a hipped roof with existing single storey rear extension. There is a detached garage to the rear of the northern side.

The site lies within the Environment Agency's designated Flood Zone 3.

2 Planning History

No relevant planning history

3 Proposal

Proposed conservatory to rear.

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

Southern Water- No objections to the proposal subject to informatives regarding the location of the drains.

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: 3

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

(i) Principle of development

7.2 The site is located within an existing residential area, as such it is considered there is no objection to the principle of development in terms of householder extensions.

(ii) Design

7.3 The proposal is for a modestly sized, single storey conservatory. It would be residential in appearance as would the proposed materials and is discreetly located to the rear of the property so is not visible from the street scene. As such it is considered to comply with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2012.

(iii) Impact on neighbouring residential amenity

7.4 The proposal would be set more than 2 metres away from the side wall of number 116 Havant Road (which also has an existing rear extension and conservatory) and would be on the opposite side of the rear elevation from number 120, such that it would not have a significant impact on the residential amenity of 120.

7.5 The proposal would comply with the 45° test to the conservatory to the rear of number 116, is not overly large to an extent which could be considered overbearing, nor would any windows create damaging overlooking. As such it is considered to be acceptable in terms of neighbour amenity and meets the requirements of policy CS16.

(iv) Flood Risk

7.6 The proposal would not include a floor level that would be lower than the existing floor levels and flood proofing will be incorporated where appropriate. This is considered to adequately address the implications of developing this modest addition to an existing dwellinghouse within Flood Zone 3.

8 Conclusion

- 8.1 The proposal is considered to comply with policy CS15 and CS16 of the Havant Borough Core Strategy and is considered to be acceptable in terms of design and impact on neighbouring residential amenity. It is also not considered to create a significant flood risk.
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9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00772 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:

OS Map reference O1733818
"Proposed Conservatory" plan dated 19.07.14

Reason: - To ensure provision of a satisfactory development.