Site Address:	4 Richmond Close, Hayling Island, PO11 0ER		
Proposal:	First floor extension over existing garage/ balcony.		
Application No:	APP/14/00595	Expiry Date:	31/07/2014
Applicant:	Mr G Barfield	Team:	Team 2
Agent:		Case Officer:	Tina Pickup
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site lies at the end of a cul-de-sac where a footpath continues into the adjacent Hayling Park. No. 4 is located on the north side of the road within a line of 5 detached dwellings, all orientated facing south-east with a staggered building line to benefit of views of the park. The frontages are all open-plan and there is a significant oak tree at the edge of the highway opposite the site - within the highway rather than the application site. No 3 adjacent is similar to the application site and also has a front balcony above an integral garage. No. 5 to the east has a white clad first floor gable above its integral garage.

The application site comprises a 1970's style dwelling of pale brick with first floor red tile hanging.

2 Planning History

None

3 Proposal

The proposal involves removing the balcony on the front elevation and in its place adding a first floor extension - this would be approximately half the width of the house and add a front gable feature with pitched roof with ridge aligned with existing ridge of roof. The ground floor footprint is not enlarged at all, the extension is purely over the existing integral garage. For external materials it is proposed to use cladding.

4 Policy Considerations

National Policies
NPPF

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

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

5 Statutory and Non Statutory Consultations

Development Engineer - no adverse comment

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: 6

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 on street scene and adjacent tree
(iii) Affect on residential amenity

(i) Principle of development

7.2 The site lies within the urban area where the principle of development is acceptable in principle, subject to the detailed considerations below.

(ii) Impact on street scene and adjacent tree

7.3 The proposal is only modest but does significantly alter the visual appearance of the house - through both design and materials. However, given the mixed street scene and the fact that No 5 adjacent also has a gable front with white cladding, then the proposal would blend visually with the character of the area. The row of dwellings are visually prominent, being at the entrance to the park, but the proposed design and use of materials is considered visually acceptable in this location. The oak tree within the adjacent highway is unaffected by the proposal.

(iii) Affect on residential amenity

7.4 The row of properties are staggered - the additional bulk at first floor level is so forward of No 3 that it would have no effect on internal light or overshadowing reaching the rooms of No3; from the balcony at No 3 the first floor extension would be visible, but would not be detrimental to outlook. By removing a first floor balcony then potential overlooking and privacy issues are actually reduced, although to the front in a 'public area' this does not affect private amenity areas. The proposal is not considered to affect neighbouring amenity.

8 Conclusion

8.1 The proposed first floor extension and change to materials used, is considered acceptable in this location, given the context of surrounding properties. Therefore it is recommended to grant planning permission.

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9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00595

(A)

(B) 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 bricks and tiles to be used shall match in type, colour and texture those on the existing building and the proposed use of cladding shall be as shown on the submitted details. Any variation to this shall first be agreed in writing with the Local Planning Authority.
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:

1:1250 location plan
1:500 block plan
H.M. Land Registry Plan HP32230
Existing elevations Drawing No. 4rc.exi.elvs/1
Existing floor plans Drawing No. 4rc.exi.fps/1
Proposed elevations Drawing No. 4rc.prop.elvs/1
Proposed floor plans Drawing No. 4rc.prop.fps/1
Existing site photos

Reason: - To ensure provision of a satisfactory development.