
Site Address: 37 Avenue Road, Hayling Island, PO11 0LX
Proposal: New bay window to front elevation; new roof canopy to front elevation;
new weatherboarding to front elevation.
Application No: APP/15/00016
Applicant: Mr Shaw
Agent: Mr Gould
Ward: Hayling West

Expiry Date: 18/02/2015
Team: Team 1
Case Officer: Stephen Andrews

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is made up of a two storey detached dwelling with attached garage and carport to the side and hardstanding to the front.

The area is residential in nature and is made up of detached dwellings of varying architectural style and scale.

2 Planning History

None

3 Proposal

Planning permission is sought for a new ground floor bay window to the front elevation of the dwelling, a new roof canopy to the front elevation and new weatherboarding to the front elevation.

4 Policy Considerations

National Planning Policy Framework, 2012

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

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: 0

7 Planning Considerations

(i) Principle of development

The site is within the urban area of Hayling Island, whereby householder extensions are normally acceptable in principle subject to satisfying the criteria of the policies listed in section 4 of this report.

(ii) Impact on the character and appearance of the area

The residential area is mixed in terms of the architecture and use of materials. It is therefore considered that the alteration from tile hanging and brick facing to weatherboarding would not be materially harmful to the prevailing character and appearance. In fact it is likely to add to the general variety within Avenue Road and those dwellings in adjoining roads.

The change of the ground floor window to a bay window is not considered to be materially harmful, nor is the introduction of a canopy roof to the front of the dwelling.

The development would respect the character and form of the host dwelling and would add to the variety of dwelling within the immediate area.

The development would therefore accord with the principles and objectives of policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.

(iii) Effect on the neighbouring properties

The weatherboarding and bay window would have no impact on neighbour amenity.

In respect of the roof canopy; the additional cover and built form would not materially harm the amenities of either neighbour. It was noted that there was a side window in the flank elevation of neighbour 39 Avenue Road facing the existing carport however it is considered that the new roof canopy would largely retain existing light levels in to this neighbouring window.

The development would therefore accord with the principles and objectives of policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.

8 Conclusion

The additional built development by reason of its scale, design and relationship to immediate neighbours would not result in matters prejudicial to neighbour amenity or

harm the prevailing character and appearance of the area. The revised external materials to be used for the dwelling would be assimilated into the already varied street scene adding to the wider character. The application is therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00016

(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 Construction of the extensions hereby permitted shall not commence until samples and details of the proposed fibre cement weatherboarding materials have been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: To ensure the appearance of the development is satisfactory 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:

Drawing JOB No. - AG-14-08-002
Drawing JOB No. - AG-14-08-003

Reason: - To ensure provision of a satisfactory development.