
Site Address:	42 Fernhurst Close, Hayling Island, PO11 0DT		
Proposal:	Single storey extension to the side and rear elevation.		
Application No:	APP/15/00341	Expiry Date:	28/05/2015
Applicant:	Mr Sadler	Team:	Team 2
Agent:		Case Officer:	Heather Lealan
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 No.42 is a two storey brick built detached dwelling located on the eastern side of Fernhurst Close, a residential area of Hayling Island. The property has an area of hardstanding utilised for the parking of cars for parking cars to the front and an enclosed garden to the rear.

2 Planning History

- 2.1 There is no relevant planning history

3 Proposal

- 3.1 Single storey extension to the side and rear. The proposal is 2.3m in width and is proposed to wrap the southern and eastern elevation and will accord in height with the existing single storey side element to the northern elevation of the dwelling.

4 Policy Considerations

National Planning Policy Framework

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

Development Engineer

The Highway Authority has no adverse comment to this application. I would suggest that the Planning Authority places a condition on the application for the provision and retention of three car parking spaces and cycle facilities.

Comment - It is not considered that this is a requirement as the proposal does not impinge the parking area and does not provide additional bedroom provision.

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: 11

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) Impact upon the streetscene
- (iii) Impact upon residential amenity

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Appropriateness of the design

7.3 The proposed extension would feature a pitched roof and would be reasonable in scale in that it would not be overbearing to the main property and sufficient amenity space would be retained in the rear garden. Matching materials are proposed.

(iii) Effect on the neighbouring properties

7.4 The most affected neighbour would be the one to the south. This neighbour has a detached garage adjacent to the closest section of the extension. Both of the adjacent dwellings to the north and south are set sufficient distance from the proposal so as not be impacted to an unacceptable extent by this proposal. It is worthy of note that an extension of this size in terms of depth would usually qualify as permitted development were it not for the south eastern corner which creates a wrap around extension that is specifically excluded from PD rights.

8 Conclusion

8.1 It is considered that the proposal is acceptable and in accordance with policy CS16 and should be permitted subject to planning conditions.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00341 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 OS No.01000031673 received 2 April 2015
Proposed Elevations and Layout plan received 5 May 2015

Reason: - To ensure provision of a satisfactory development.