
Site Address:	Molandi, Northwood Lane, Hayling Island, PO11 0LR		
Proposal:	Ground and first floor extensions and single garage.		
Application No:	APP/14/01190	Expiry Date:	20/01/2015
Applicant:	Mr & Mrs Cable	Team:	Team 1
Agent:	Mr Thorns	Case Officer:	Sally Smith
	Thorns-Young Ltd		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is a bungalow on the south side of Northwood Lane. To the west is a farmyard with buildings towards the road frontage; to the east is Middlestoke Farmhouse with a carport close to the boundary on the Northwood Lane frontage; to the rear is the rear garden of Nora Cottage. Opposite the site, to the north, are open fields.

The bungalow has been painted in a dark charcoal colour and boundary concrete walls, also painted in charcoal, have been constructed on the side boundaries at the front - so boundary hedges are already protected

2 Planning History

APP/11/01782 - Extensions. Refused 12/3/11

3 Proposal

The proposal is for ground and first floor extensions. The ground floor extensions result in small changes to the east side. The first floor extensions are at the front of the property changing the property from a bungalow to a 2 storey house with a pitched roof and with windows looking north. To the rear is a bathroom window only. The upper floor is proposed to be finished in composite board cladding but details of colour is not provided. The ground floor is proposed as render and the roof is to be concrete tiles. At the rear the single storey roof is to be amended to gable from hip but the footprint does not extend to the rear. A single garage is proposed to the front of the property - also rendered and with pitched roof.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS16 (High Quality Design)

CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Conservation Officer - Middlestoke Farmhouse is grade II listed. Whilst the scale of the building is to be increased in view of the juxtaposition of the existing buildings and spatial separation he does not consider the proposals will materially impact on the setting of the Farmhouse to its detriment.

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: 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
- (iv) Impact on Listed Building

(i) Principle of development

The application site is situated within a non urban area. The site is already a residential plot and the principle of extensions is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the streetscene

To each side of the site development is close to the road frontage. Middlestoke farmhouse is a substantial two storey building. The present bungalow is set back from the road and the first floor extension is therefore not intrusive in the street scene. It

also remains set in from both side boundaries so will not appear cramped upon the site. The use of a suitable coloured cladding should also help it be recessive on the site. A condition is proposed requiring details of materials.

With respect to the garage, in view of frontage development to both sides of the property, the position will not be intrusive in the street scene. Views of it are also offset by the boundary treatments and the wall on the frontage of the property.

It is therefore considered that the development is acceptable in the streetscene and meets the requirements of CS16.

(iii) Impact upon residential amenity

To the west is a farm complex and to the east there is a good boundary screen. There is not considered therefore to be any detrimental impact on Middlestoke Farmhouse from the additional height of building; nor will there be overlooking as there are no first floor side windows. To the rear the proposals do not result in any changes that introduce fenestration that would result in overlooking of Nora Cottage.

The impact on residential amenity is therefore considered acceptable.

(iv) Impact on Listed Building

Due to the distance from and juxtaposition with Middlestoke Farmhouse, as commented on by the Conservation Officer, there is not considered to be an unacceptable impact on the setting of the grade II listed building. The proposal is therefore not contrary to CS11.

8 Conclusion

The proposal is considered acceptable.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01190 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 development hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be submitted to and approved 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 policies 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 and documents:

1:1250 Location Plan

1:500 Site Plan

Ground and First Floor Extensions Plus Single Garage 7183_14_1 B

Reason: - To ensure provision of a satisfactory development.