
Site Address:	28 Haslemere Gardens, Hayling Island, PO11 9SD		
Proposal:	Single storey rear extension and raising of main roof over resulting dwelling.		
Application No:	APP/15/00211	Expiry Date:	21/04/2015
Applicant:	Mr & Mrs Brett	Team:	Team 1
Agent:	Mr Appleton	Case Officer:	Heather Lealan
	Thorns-Young Ltd		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The property is a single storey detached dwelling constructed of brick with a concrete tile hung roof. The dwelling has previously been extended by means of a rear lean to with corrugated metal roof. Within the site is a single garage located towards the south boundary to the rear of the dwelling house.
- 1.2 The dwelling has a ridge that is 5.2m in height and runs north south. The plot has a rear garden of approx 25m in depth.
- 1.3 The adjacent dwelling to the south has been extended to the rear by 6m and to the north by 3m - both of a single storey nature.

2 Planning History

No relevant planning history on Acolaid.

3 Proposal

- 3.1 The proposed rear extension will extend 8 metres deep from the existing dwelling, by 10m metres wide, by 5.7m metres high, with eaves consistent with the existing.
- 3.2 The roof of the dwelling will be altered such that the ridge will run west to east - into the plot and over the new extended ground floor

4 Policy Considerations

National Planning Policy Framework
Borough Design SPD

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: 6

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) Impact upon the streetscene

7.3 The changes to the roof will be visible from the streetscene. However, the dwellings within the road are varied in style and design, most reflecting a single storey/ chalet form which would be retained here. It is considered that the changes to the roof form and ridge line direction would not be harmful to the visual amenities of the streetscene and as such would be in accordance with adopted Core Strategy policy CS16 (c).

(iii) Impact upon residential amenity

7.4 It is not considered that the additional 8m in depth of the proposed rear extension and associated rood extension will result in an unacceptable negative impact on the amenities of the occupiers of the adjacent dwellings; both neighbours have been extended to the rear and are sited between 4 and 5m from the application dwelling thus ameliorating any negative impact of the proposal. It is therefore considered that the scheme complies with Core Strategy policy CS16(e).

8 **Conclusion**

- 8.1 It is considered that planning permission should be granted for the scheme subject to the planning conditions listed below.
-

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00211 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed and Existing Elevations, Floorplans, Sections and Roof Plans
Drwg.No 8011-15-1 rev B Received 20 February 2015

Reason: - To ensure provision of a satisfactory development.
- 3 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.