
Site Address:	11 Magdala Road, Hayling Island, PO11 0BH		
Proposal:	Single storey side extension and alterations.		
Application No:	APP/14/01100	Expiry Date:	15/12/2014
Applicant:	Mr Ogden	Team:	Team 2
Agent:	Mr Walker	Case Officer:	Bee Crawford
	Island Design		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1 The property is a detached dwelling with mono-pitched dormers to front and rear and an attached garage to the northern side, situated at the end of a cul-de-sac. It has a brown tiled pitched roof with tile hanging to the dormers and elevations of red multi-brick and white painted render. The site is level with open vehicular access and the front garden has a concrete driveway, grass and mature trees, and is enclosed by a 1 metre high fence to the southern and north western boundaries, with pedestrian access to the rear. The rear garden is level and of a good size and is mainly laid to lawn with a shed and mature trees and shrubs. There is an amount of building debris between the shed and the garage. The garden is enclosed by a 1.5 metre high fence to the north west, a 2 metre high fence to the north, a 1.8 metre high fence to the east and a 1.6 metre high fence to the south.
- 1.2 Two storey detached dwellings of a similar age style and design lie to the north and west of the site, the rear gardens of detached properties in Bacon Lane and Green Lane are to the rear and a detached bungalow of a similar age, individual style and design is opposite. The area is of medium density consisting of two storey detached and semi-detached dwellings and bungalows of mixed and similar age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a single storey side extension attached to the rear of the existing garage, the depth of which is being reduced by approximately 2.65 metres, and a new roof to the garage and covered way. The side extension is 3.6 metres in depth, 4.1 metres in width with a pitched roof of 2.45 metres to the eaves and 4.95 metres to the ridge. The new roof to the garage and covered way is flat to a height of 3 metres, with a false pitched roof to the front of a maximum height of 3.65 metres.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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) Appropriateness of design
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development control criteria.

(ii) Appropriateness of design

7.3 The side extension and new roof to the garage and covered way would be visible from the public realm, however the property is situated at the end of a cul-de-sac on an irregular shaped plot and the side extension is set back in excess of 12 metres from the highway and does not project beyond the rear elevation of the existing dwellinghouse. The development, would result in a modest increase to the original footprint of the property, and it is considered that this can be comfortably accommodated within the extent of the site. The design and appearance of the side extension and new garage roof are deemed appropriate in context to the main building, improving the overall appearance of the property and are therefore considered to be acceptable. It is therefore deemed there would be no adverse impact on the existing streetscene or the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.4 Part of the development will be fairly close to the boundary with number 10 Magdala Road, however there is only one small ground floor obscure glazed window in the flank wall of the neighbouring property which is screened by the garage, and the proposal projects away from this property. There are no side windows in the proposal and it is in excess of 15 metres away from the boundaries of the properties to the rear. The development would only be marginally visible from the property to the south. Due to its location, the existing screening to the neighbouring properties and the siting of the current dwellinghouse, it is considered the development is unlikely to appear overbearing or lead to overlooking and would have negligible impact on the properties immediately adjacent to the existing dwelling and the properties to the rear.

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01100 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:

Site/location plan
Existing ground floor plan
Existing elevations plan
Proposed ground floor plan
Proposed elevations plan
Section drawing

Reason: - To ensure provision of a satisfactory development.