
Site Address:	186 Havant Road, Hayling Island, PO11 0LJ		
Proposal:	Single storey rear extension.		
Application No:	APP/14/00539	Expiry Date:	22/07/2014
Applicant:	Mr & Mrs East	Team:	Team 1
Agent:	Mr Critchley	Case Officer:	Daniel
	Martin Critchley, Architect		Gender-Sherry
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site address is a bungalow located on a corner plot between Havant Road and Victoria Road. The dwelling is set back from the road with a hardstanding for multiple cars. The land within the plot is level with a large leylandii hedge along the west boundary providing a reasonable level of natural screening from vehicular traffic along Havant Road.
- 1.2 The property itself has an unusual floor plan and has been designed to wrap around the patio area which provides the main amenity space. The property has been previously extended and benefits from a small conservatory on the west elevation. There is also a pitched roof garage to the west.

2 Planning History

09/60571/001 - Single storey extension with conservatory and internal alterations - Permitted

3 Proposal

This application seeks permission for a single storey rear extension on the western section of the south elevation. It seeks to add additional space to an existing treatment room.

4 Policy Considerations

National Policies

The National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None Applicable

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: 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) Impact on neighbour amenity
- (iii) Impact on the character and appearance of the immediate area
- (iv) Flood Issues

(i) Principle of development

7.2 The site lies in the built up area of Havant where development is normally permitted subject to compliance with the Development Plan and any other material considerations.

(ii) Impact on neighbour amenity

7.3 The extension will not be visible or have any impact on the adjoining property to the east, Rose-marie, as it is located on the southern elevation of the site.

(iii) Impact on the character and appearance of the immediate area

7.4 The extension will only be partially visible from Havant Road due to the large leylandii on the western boundary, over the coming years this screening should increase as the leylandii grows further. It is considered that the single storey nature combined with the pitched roof design will result in this extension blending in with the rest of the bungalow from a design perspective; aided by all materials matching those existing.

(iv) Flood Issues

7.5 The site address is in an area identified as being a flood zone 2/3 therefore the consent will be conditioned to ensure that the methods outlined in the flood risk statement are adhered to. Notwithstanding this, the extension simply seeks to extend a treatment room, and not add any additional living accommodation resulting in a zero net change of risk to occupiers.

8 Conclusion

The extension is considered to be an appropriate addition in both size and location

with minimal impact upon the surrounding area or any neighbours. It is therefore considered that permission should be granted.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00539/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, drawing number 201 received by the Council 21st May 2014
Block Plan, drawing number 202 received by the Council 21st May 2014
Proposed Plan, drawing number 1429-301 received by the Council 21st May 2014
Proposed Elevations, drawing number 1429-404 received by the Council 21st May 2014

Reason: - To ensure provision of a satisfactory development.
- 4 The development hereby permitted shall be built in accordance with the recommendations set out in the 'Flood Risk Assessment' document (MHC/mw/1361) received by the Council on the 27th May 2014.
Reason: To reduce further flood risk to the occupiers in accordance with Policy CS15 Flood and Coastal Erosion Risk of the Havant Borough Local Plan (Core Strategy) 2011.