
Site Address:	15 Ilex Walk, Hayling Island, PO11 9NZ		
Proposal:	Single storey side extension and porch to front elevation.		
Application No:	APP/14/01041	Expiry Date:	28/11/2014
Applicant:	Miss H Neale	Team:	Team 1
Agent:	Mr D Manns	Case Officer:	Stephen Andrews
	D M Designs		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application property is a two storey semi-detached dwelling of brick and concrete tile construction. There is an attached single storey, flat roofed, outbuilding to the side with on-site parking in front of it.

The area is residential in nature comprising largely of similar style two storey dwellings, semi-detached and terraced, although it was noted that there were a pair of chalet style dwellings at the entrance of Ilex Walk.

2 Planning History

None

3 Proposal

Planning permission is sought for a front porch addition extending around to the side of the dwelling and replacing the existing store building to the side.

The extension would have an eaves height of 2.6m, a ridge height of 3.5m, width of 5.4m at the front and a depth of 9.2m at the side.

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

Havant Borough Design Guide SPD 2011

Havant Borough Residential Car Parking Standards SPD 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - No objection

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 the character and appearance of the area
- (iii) Effect on the neighbouring properties
- (iv) Car parking and highways

(i) Principle of development

The site is located within the settlement area of Hayling Island where the principle of development is acceptable subject to compliance with development plan policy as detailed in Section 4 of this report.

(ii) Impact on the character and appearance of the area

The single storey front and side extension respects the built form and appearance of the existing dwelling and is suitably subservient. Further the proposed addition would emulate that of nearby neighbour 11 Ilex Walk.

It is noted that the extension proposes a ground floor bedroom and wet room facility, indicating that the development is required for accessibility purposes.

Having regard to the requirements of the development and that fact that it is in keeping with the residential character of Ilex Walk it is considered that the development would accord with the principles and objectives of policy CS16 of the Havant Borough (Core Strategy) Local Development Framework 2011.

(iii) Effect on the neighbouring properties

The single storey side extension would sit alongside the existing neighbouring outbuilding at 17 Ilex Walk. In addition it was noted that there were no principal openings at ground floor level in the flank elevation of 17 Ilex Walk. The extension is

also set well off (3.5m +) the shared boundary with No.13.

It is considered that the proposed extension would have an acceptable relationship with the adjoining neighbours and would not be harmful to neighbour amenity by reason of loss of privacy, overbearing effect, overshadowing or overlooking. The development would therefore accord with the requirements of policy CS16 of the Havant Borough (Core Strategy) Local Development Framework 2011.

(iv) Car parking and highways

The existing dwelling is understood to be a 3-bedroom property with only one car parking space available within the front drive (the adopted car parking standards normally requiring two spaces). The proposed extension will create a fourth bedroom, and the Council's adopted car parking standards would normally require three spaces to support this size of property. However the Development Engineer has raised no objection to the proposal, and the property can improve its car parking facilities under normal permitted development rights should circumstances require it in the future.

8 Conclusion

The development by reason of its scale, design and relationship to immediate neighbours would not result in matters prejudicial to neighbour amenity or harm the prevailing character and appearance of the area. The application is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01041 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 - 1:1250 - date stamped 3rd October 2014

Block Plan - 1:500 - date stamped 3rd October 2014

Drawing - NEALE 01A - Rev.A - date stamped 3rd October 2014

Reason: - To ensure provision of a satisfactory development.

