
Site Address:	60 Sea Front Estate, Hayling Island, PO11 9JL		
Proposal:	Single storey side and rear extension.		
Application No:	APP/14/01046	Expiry Date:	13/02/2015
Applicant:	Mr Stapley	Team:	Team 1
Agent:	Mr I Murray	Case Officer:	Heather Lealan
	Ian Murray Architectural Services		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

60 Sea Front Estate is a private residential estate formed of predominantly small single storey dwellings. Many of which have been extended over the years.

No .60 is a semi-detached single storey dwelling with a side porch and detached garage within the rear garden. The property has been previously extended by means of a small conservatory of 1.8m in depth. The adjoining neighbouring dwelling has an existing rear extension adjacent to the shared boundary of 2.6m (approx) in depth.

2 Planning History

None relevant on Acolaid

3 Proposal

Single storey side and rear extension.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

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: 5

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 upon the streetscene
- (iii) Impact upon residential amenity

(i) Principle of development

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

It is not considered that the 2m projection of the proposed extension from the side elevation will have an unacceptable detrimental impact of the visual amenities of the streetscene. It is set back from the front elevation of the dwelling by 4m thus retaining the visual gap between the application dwelling and the adjacent property to the east. The rear section will not be readily visible from the public realm.

(iii) Impact upon residential amenity

It is not considered that the adjacent dwelling to the east will be impacted to a detrimental extent as the extension is single storey in nature and is set back 1m from the shared boundary. The windows proposed within the eastern elevation of the proposal are proposed as top light opening and they should be conditioned as such and to be obscurely glazed. This should not cause the occupiers inconvenience as two of the three windows proposed serve bathrooms and the third is a secondary window to a bedroom.

The attached dwelling to the west has an existing rear extension of approx 2.6m in depth and therefore the proposed extension of 5.6m will project a further 3m for the rear of this neighbouring extension. Such a relationship is considered to be acceptable.

The proposed extension is large in comparison with the main dwelling house and the adopted Borough Design Guide requires that extensions should be subservient to the original dwelling. It is considered, on balance, that the amended plans as submitted

reducing the initial proposal from 7.2m to 5.6m is not harmful to public or neighbouring amenity and that sufficient garden depth of over 10m remains.

8 Conclusion

It is considered that the application for the rear/side extension is acceptable and should be permitted subject to the planning conditions as listed below.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01046 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:

Proposed Plans, Elevations and Site Layout Drwg.No A103 rev.4 received 22/01/2015

Reason: - To ensure provision of a satisfactory development.
- 4 All windows in the eastern elevation of the building shall:-
 - (i) consist of at least two lights divided horizontally with only the top light capable of being opened, and shall be maintained in that condition at all times;
 - ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

