
Site Address:	58 Elm Grove, Hayling Island, PO11 9EF		
Proposal:	Single storey front, side and rear extension.		
Application No:	APP/14/00929	Expiry Date:	05/11/2014
Applicant:	Mrs C Clay	Team:	Team 1
Agent:	Mr D P Mann	Case Officer:	Richard Temple
	D M Designs		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site consists of a two storey semi-detached property with driveway to front and attached garage to side. Single storey rear element to rear and long back garden. The property is in a mixed residential and commercial location in an area of medium density and fronts Seagrove Road, one of the main roads of Hayling Island.

2 Planning History

- 2.1 The property has an existing single storey rear extension but there is no planning record for this

3 Proposal

- 3.1 The proposal is for a single storey front, side and rear extension.
- 3.2 The proposal would replace the existing garage and project forward to create a front extension which would rap around the property. The side extension would project to the rear to join the existing rear extension to the same depth of 4.15m.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

Havant Borough Council Borough Design Guide SPD adopted December 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: 18

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) Design
- (iii) Impact on neighbouring residential amenity

(i) Principle of development

7.2 The site is located within an existing mixed residential and commercial area and as such the principle of householder extensions is acceptable.

(ii) Design

7.3 The proposal is visible from the street scene as the side and front extension would replace the existing garage and front porch. Whilst the current semi-detached pair of properties have matching frontages with a small porch; the front and side extension is considered to be a modest additional visually and is in-character with the property.

7.4 The proposed materials are to match existing so that the detailed finish of the development will harmonise with the existing property and street scene.

7.5 Therefore the proposal is not considered to detrimentally impact the appearance of the host property, semi-detached pair of properties and street scene and is acceptable in design terms.

(iii) Impact on Residential Amenity

7.6 The attached property would see very little impact from this proposal as the existing rear extension is being retained.

7.7 To the opposite side of the property are the flats of 1-10 Spencer Close. The ground floor flat will be the most effected by this proposal. The window facing the proposed garage, is a single light window and is set quite high up in the wall. This part of the garage is only proposed to be 3m high and it would also be positioned approximately 2m from the side wall of the garage. As such the proposal is not considered to result in a significant loss of light or have an overbearing impact on this window.

7.8 Another, larger window is located further back in the side elevation of the ground floor flat but this is set further away from the site of number 58 and this part of the proposal

would be set further back from the common boundary. As such the window would be more than 5m away from the proposed extension and it not considered to be detrimentally effected by the proposal.

- 7.9 The proposed side extension would have a dummy-hip from front and mainly consist of a flat roof. The side window would be retained at first floor above this flat roof. It must be noted that this could be used as a balcony/terrace but seems unlikely given it's location on the side of the property. In any case the gardens the roof faces of 1-10 Spencer Close are communal and not private so an impact would not be excessively damaging. It is not considered reasonable to impose a use of roof restrictive condition in this instance.
- 7.10 The proposal is considered to be acceptable in terms of impact on neighbouring residential amenity.

8 Conclusion

- 8.1 The proposal is considered to meet the requirements of the policies outlined in section 4. As such the application is recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00929 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:

CLAY 01A 1 of 1 Revision A received 10th September 2014.

Reason: - To ensure provision of a satisfactory development.