
Site Address:	12 Bound Lane, Hayling Island, PO11 9HU		
Proposal:	New porch and front extension to garage.		
Application No:	APP/14/00139	Expiry Date:	10/04/2014
Applicant:	Mr B Wilson	Team:	Team 1
Agent:	Mr G J Duffett	Case Officer:	Daniel Gender-Sherry
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Bound Lane is a narrow residential lane characterised by detached, and semi detached, two storey dwellings, all of which are set back from the road, with good sized front gardens. No.12 is a semi detached, dwelling with rooms in the roof.
- 1.2 The neighbour to the north, No.10, has a part integral gable end garage which projects past the garage of the applicant site.
- 1.3 The attached neighbour to the south, No.14 has a part integral, hipped roof garage that also projects further than that of the applicant site.

2 Planning History

00/65317/000 - Extension to rear dormer Permitted July 2000

05/65317/001 - Extension of existing dormer window to front elevation Permitted
May 2005

3 Proposal

This application seeks permission for an extension to the existing garage with slight alterations to its roof design and the creation of an external porch.

4 Policy Considerations

National Policies
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: 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 on neighbour amenity
- (iii) Impact on the character and appearance of the immediate area

(i) Principle of development

7.2 This site lies within 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 proposed garage extension will match the design of the neighbours to the north (No. 10), with a gable end design, and a similar length projection. The design is such that it accords with the criteria set by Policy CS16 of the Havant Borough Core Strategy, and conforms to the guidance provided by the Havant Borough Design Guide.

7.4 The garage is due to be extend by 1.8metres, and sits adjacent to the neighbours (No.10) side access to the rear garden. Any loss of light would be minimal and in any event would affect a side access only.

7.5 The addition of the porch will have minimal impact upon the neighbours due to it being screened entirely from No.10 by the garage, and partly screened from No.14 by a tree located on the boundary.

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

7.6 This application seeks to create a garage that is very similar in both design and size to those of the immediate neighbours on either side. Couple the distance that these dwellings are set back from the road, along with mature and well maintained, presentable front gardens and the effect upon the local amenity shall be minimal.

7.7 It is considered that the proposed porch is a sympathetic design using matching materials and will create a subservient addition to the main dwellinghouse.

8 **Conclusion**

For the reasons given above, and taking into consideration the relevant planning policies, it is considered that the proposed garage extension and porch are of an appropriate design and have a limited impact on the character of Bound Lane, therefore it is recommended that consent is granted.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00139 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 Porch & Extension to Garage Elevations and Floor Plans, Site and section Drawing Number MH.010 received by the Council 10th Feb 2014.
Location Plan Licence 100035409

Reason: - To ensure provision of a satisfactory development.