
Site Address:	33 Victoria Avenue, Hayling Island, PO11 9AJ		
Proposal:	First floor front extension over existing garage.		
Application No:	APP/14/00085	Expiry Date:	31/03/2014
Applicant:	Mr C Satchwell	Team:	Team 2
Agent:		Case Officer:	Daphney Haywood
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a detached house located near the junction of Victoria Avenue with Alexandra Avenue. The site lies within a primarily residential area comprising properties of mixed age, design and character. The adjoining property to the east is covered by a TPO, and 3 of the protected trees are located near the boundary with the application site. Parking is provided in the existing single integral garage and a drive providing space for in excess of 2 cars.

2 Planning History

00/000000/000

3 Proposal

The application relates to the construction of a first floor extension above the existing garage/hall to form a 4th bedroom, with a Juliette balcony to the front and 2 small obscure glazed windows in the side elevation. The proposal indicates that the new first floor front extension would be clad with cedar with roof tiles to match the existing.

4 Policy Considerations

National Policies

National Planning Policy framework

Core Strategies 2011 forming part of the HBLDF

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

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Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist Tree protection Plan condition required

Development Engineer [no adverse comment to this application](#).

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary:

Comment:

7 Planning Considerations

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 neighbouring properties
- (iii) Visual impact.
- (iv) Impact on Protected Trees

(i) Principle of development

The site lies within the built up area and within an area where extension to residential properties are acceptable in principle.

(ii) Impact on the neighbouring properties

The property is set back from the road and the design of the proposed first floor extension is in character with design of the existing dwelling. It is proposed to use cedar cladding for the external finish of the walls whilst the existing dwelling is of brick construction. This material will compliment the existing materials and is considered to be appropriate for the proposed design. The works are considered to be visually acceptable and not to result in detriment to the character of the property or the street scene.

(iii) Visual impact

The main impact relates to No 35 Victoria Avenue, which lies to the east. This property is sited some distance to the rear and relationship is such that the proposal is not considered to result in loss of amenity.

(iv) Impact on Protected Trees

The application has been assessed by the Arboriculturalist and the impact on the TPOed trees is not considered to result in detriment subject to a condition in respect to a tree protection plan.

8 Conclusion

The application is considered to provide an acceptable relationship with the adjoining properties and not to result in detriment.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to
GRANT PERMISSION for application APP/14/00085

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 window(s) at or above 1st floor level in the east 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; and
 - 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.
- 3 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed at first floor in the east elevation without the prior written approval of the Local Planning Authority.
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.
- 4 No development including site clearance shall commence on the site until

details of measures to prevent damage to trees to the east of the site have been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in accordance with the approved details.

Reason: To ensure that the trees, are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

location Plan

Block Plan

Tree location plan

Existing floor plans and elevations- ref 33V/101, 33V/102 and 33V/103

Proposed floorplans ref 33V/104

proposed elevations ref 33V/105 and 33V/106

Reason: - To ensure provision of a satisfactory development.