
Site Address:	Sea Glimpse, St Peters Road, Hayling Island, PO11 0RX		
Proposal:	Single storey side extension with revised boundary.		
Application No:	APP/14/01217	Expiry Date:	15/01/2015
Applicant:	Mr R Fairbrother	Team:	Team 1
Agent:	Mr M Farrer	Case Officer:	David Eaves
	M F Designs Ltd		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is a detached bungalow sited to the west side of St Peters Road in Northney. The area is characterised by individually designed properties in a semi-rural setting. To the north is a pair of semi-detached bungalows and the application includes the incorporation of part of the garden of the adjoining property (Capri) into the application property.

2 Planning History

05/61725/001 Single storey side/ rear extension. (Revised Submission). Permitted June 2005

04/61725/000 Single storey rear and side extension. Permitted February 2005

3 Proposal

Single storey side extension with revised boundary.

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: 4

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 character and appearance of the area
- (iii) Impact upon residential amenity

(i) Principle of development

7.2 The application site is situated within the non-urban area. Within such areas extensions to existing residential properties are considered to be acceptable in principle subject to other development control criteria considered below.

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

7.3 The proposed extension is set back from the front wall of the existing bungalow and would incorporate a lower ridge line. The extension would therefore appear as a subservient addition to the original bungalow and would have an acceptable impact on the character and visual amenities of the semi-rural area.

7.4 The proposal would alter the residential boundary between the application property and Capri to the north. There would remain a gap of 2.5m between dwellings and a distance on either side of the new boundary that would allow access between the buildings. This arrangement is considered acceptable.

(iii) Impact upon residential amenity

7.5 The single storey extension would be set closest to Capri to the north which has an obscure glazed window facing. The application proposals show a 2m fence would be provided to the common boundary and the only proposed window would serve a hall. It is not considered that the proposal would be unneighbourly.

8 Conclusion

8.1 In conclusion, the proposed extension is considered acceptable in principle and would have a limited and acceptable impact on the character and appearance of the area and on neighbours residential amenities.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01217

(A) 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 extension hereby permitted shall not be brought into use unless and until a 2m high close boarded fence has been provided to the revised northern site boundary.
Reason: To accord with the terms of the application and in the interests of the residential amenities of adjoining residents having due regard to policy CS16 of the Havant Borough Local Plan (Core strategy) 2011 and the National Planning Policy Framework 2011.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan and Proposed South Elevation Drawing Number P_03 B.
Proposed Block Drawing Number P-02 B
Floor Plan, East, North and West elevations Drawing Number P_01 B

Reason: - To ensure provision of a satisfactory development.