
Site Address:	Bredon, Selsmore Road, Hayling Island, PO11 9JZ		
Proposal:	Single-storey rear extensions following removal of existing conservatory.		
Application No:	APP/14/00944	Expiry Date:	11/11/2014
Applicant:	Mr & Mrs Whipp	Team:	Team 1
Agent:	Mr Critchley	Case Officer:	Steve Weaver
	Martin Critchley, Architect		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site includes a detached two storey property with detached garage and driveway to front and attached granny annexe to side. The property has a good sized rear garden and two conservatories to the rear. The area is of medium density.

2 Planning History

01/51121/002 Planning permission approved for the conversion of existing side garage and single storey rear extension to create granny annexe, conservatory to rear and detached single garage to front. This permission was implemented but not the garage to front.

02/51121/003 Permission granted for an amendment to 01/51121/002 to allow for double garage to front. This was constructed.

3 Proposal

The proposal is for single storey rear extensions following the removal of the existing conservatory.

4 Policy Considerations

National Policies

The 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

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: 8

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 property is set within an established residential area. As such there is no in-principle objection to householder extensions to properties.

(ii) Design

7.3 The rear extension would be residential in appearance with a pitched roof and be of materials to match existing. There would also be a smaller single storey rear extension which would extend the existing kitchen and have a flat roof to match existing. Should permission be granted a condition will be imposed to ensure materials to match are used.

7.4 Both extensions are modest in size and appearance, as such the proposal is considered acceptable in design terms.

(iii) Impact on neighbouring residential amenity

7.5 The main rear extension would project from the existing side of the property and be 3.9m deep. It would be set approximately 5m from the side of 29 Selsmore Road and slope from 3.9m high (to top of pitch) to 2.2m high at eaves. As such it is not considered to have an overbearing impact on number 29 and is set too far away (approx. 13m) from Creek View to have a significant impact.

7.6 The smaller rear extension would project 1.7m from the existing rear wall of the side granny annexe but would not project any further than the smaller conservatory to the rear of the granny annexe. As such, neither adjacent neighbouring property would have a view of this extension and it would have a minimal impact on neighbouring residential amenity.

7.7 Given the property is detached and the extensions would be set away from the neighbouring dwellings it is not considered that the proposal would result in

detrimental loss of daylight or sunlight.

- 7.8 The proposal is considered acceptable in terms of impact on neighbouring residential amenity.

8 Conclusion

- 8.1 As the proposal complies with the policies set out in section 4 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/14/00892 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:

201,1447-401° and 1447-101° received 16th September 2014 with 1447-402D and 1447-301D received 25th September 2014

Reason: - To ensure provision of a satisfactory development.