
Site Address:	13 Lime Grove, Hayling Island, PO11 0HS		
Proposal:	Extension to existing single detached garage.		
Application No:	APP/14/00978	Expiry Date:	18/11/2014
Applicant:	Mrs Pooke	Team:	Team 2
Agent:	Mrs Grinstead	Case Officer:	Bee Crawford
	Your Home Plans Ltd		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached chalet style property situated on a corner plot on Lime Grove and Sinah Lane, with a driveway and detached garage to the west of the property. It has a red pitched tiled roof with red tile hung flat roof dormers to the north, east and west, and elevations of white painted rough render. The front garden faces Sinah Lane, is mainly laid to lawn with mature shrubs and trees and is enclosed by a 1.7 metre high hedge to the northern and eastern boundaries and a 1.8 metre high hedge to the southern boundary. There is vehicular access via 1 metre high wooden gates to the rear (west) of the property, with a tarmac driveway and parking area leading to the existing garage. The remainder of the garden consists of shrub borders, a lawn, a shed and a patio area. There is a 2 metre high fence to the western boundary and the continuation of the 1.8 metre high hedge to the southern boundary.
- 1.2 There are detached chalet style dwellings to the north and west of the application site of a similar age, style and design, a detached chalet style dwelling of individual age style and design to the south and a large two storey detached property of individual age, style and design lies to the east. The area is of low to medium density with a mixture of detached bungalows, chalet style dwellings and two storey dwellings of similar and individual style, design and age range.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the extension of the existing garage of an increase in 1.95 metres in width with a new pitched roof (following the submission of an amended plan) over the resulting building to a ridge height of 4.1 metres. The depth and eaves height of the garage are to remain as existing.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

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: 6

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) Appropriateness of design
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development control criteria.

(ii) Appropriateness of design

7.3 The proposed extension and new garage roof would be visible from the public realm, however it is set back from the highway by approximately 8.5 metres and it is considered there would be minimal impact on the existing streetscene. The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable. It is considered that the proposal would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.4 The proposed new garage roof is of a different design and approximately 0.6 metres higher than the existing roof and would be visible to the property immediately adjoining the application site (number 12 Lime Grove). However, although the garage is adjacent to the boundary, there is no increase in the overall depth and the new roof

pitches away from the western boundary, and it is considered this would lessen the impact of the roof being overtly overbearing. The ground floor side windows in the adjacent property are 3 metres from the boundary and are screened by the existing 2 metre high fence. It is therefore considered the development would have minimal impact on the property immediately adjacent to the existing dwelling and properties in the surrounding area.

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00978 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:

Location plan

01 Block plan

A102 Proposed elevations (showing gable ends) and floor plan

Reason: - To ensure provision of a satisfactory development.