
Site Address:	6 Beech Grove, Hayling Island, PO11 9DP		
Proposal:	Erect conservatory to the rear of the property.		
Application No:	APP/14/00170	Expiry Date:	16/04/2014
Applicant:	Mr & Mrs Southgate	Team:	Team 1
Agent:	Ms Whiting	Case Officer:	Stephen Andrews
	Anglian Home Improvements		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located within the settlement area of Hayling Island, within a residential area comprising of similar detached and semi-detached dwellings.

The application property is a detached chalet style dwelling, with rear facing dormer window, single storey rear and side extensions, with existing rear conservatory. The site benefits from good natural screening with neighbouring dwellings well spaced from the application property. The site is accessed from the front on to Beech Grove. There is parking on-site for several vehicles.

2 Planning History

00/64750/000 - Single storey side and rear extensions, extension of dormer to north elevation. Approved - 07/08/2000.

3 Proposal

Erection of a replacement conservatory to the central section of the rear elevation of the dwelling.

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

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

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 area

(i) Principle of development

The site lies in the built up area of Hayling Island where development is normally permitted subject to compliance with the Development Plan and any other material considerations.

(ii) Impact on neighbour amenity

The proposed conservatory would be sited at the rear of the existing dwelling and will replace the current conservatory. The conservatory will extend 1.5m beyond the rear most elevation of the dwelling with a ridge height of 3.1m, which is lower than the existing conservatory.

It is considered that the reduced replacement conservatory, in the same location as the existing will have no greater impact. Further the boundary screening and separation distances between neighbours further protects the amenities of adjoining dwellings. The development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

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

The development as proposed would not be visible from the public domain. However it is considered that the scale, design and nature of the proposal would be acceptable and would not harm the prevailing character and appearance of the area in accordance with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

8 Conclusion

The development by reason of its scale, design and relationship to immediate neighbours would be acceptable and would not result in matters prejudicial to neighbour amenity or harm the prevailing character and appearance of the area. The application is therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00170

(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 development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan - 1:1250

Block Plan - 1:500

Proposed Plan and Elevations - 099/80256

Reason: - To ensure provision of a satisfactory development.