
Site Address:	20 Garden Close, Hayling Island, PO11 9AD		
Proposal:	Two storey front extension.		
Application No:	APP/14/01035	Expiry Date:	02/12/2014
Applicant:	Mr J Cogger	Team:	Team 2
Agent:	Mr D Allen	Case Officer:	Daphney Haywood
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site consists of a detached two storey dwelling constructed from brown multi brick and tile hanging to the front elevation and a pitch roof. The dwelling is set within a quiet cul-de-sac location within Garden Close. The property has a driveway and garden area to the front and a garage and access to the eastern elevation, to the rear of the garage is a small timber summer house.
- 1.2 To the east, the application site is separated from the neighbouring dwelling (No.21 Garden Close) by the side elevation of the detached garage and summer house, beyond this is a 1.8m fence and semi mature vegetation. The rear building line of No.21 is set back therefore an element of the side elevation of this dwelling also provides a boundary treatment. No windows appear in the west facing elevation of the neighbouring property (No.21).
- 1.3 To the south and rear is a mature vegetation including 3 large TPO trees, which provide screening to the dwelling beyond.
- 1.4 To the west is a two storey dwelling, similar in design and size to that of the application site. The rear building line is set back, with an element of the side elevation being visible, beyond this is a mono pitch conservatory. The dwellings are separated by a 1.8m boundary fence.

2 Planning History

APP/10/00152

Two storey rear extension Permit 2010

05/67089/001

Application for crown reduction of 20% to Lime trees (T6, T7 and T8) of TPO 0902. Permitted. 11/11/2005

02/67089/000

Height reduction by up to 3m on three Lime trees (T6, T7 and T8) within the rear garden of 20 Garden Close subject to TPO 902. Permitted 09/04/2002

3 Proposal

- 3.1 2 storey front extension with pitched roof.

4 Policy Considerations

National Policies

NPPF

Core Strategies 2011 forming part of the HBLDF

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist- Not required as trees lie to rear and the development is to the front.
Development Engineer No adverse comments.

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: 5

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) Effect on neighbours
- (iii) Effect on the street scene

(i) Principle of development

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

(ii) Effect on neighbours

- 7.3 The proposed extension is to be positioned to the front of the dwelling, is modest in size and sited away from the site boundaries and is not considered to have an adverse impact on the neighbouring properties.

(iii) Effect on the street scene

- 7.4 The extension is considered to be of appropriate design and not to result in visual detriment. It is set well back from the front boundary and not considered to harm the spaciopus character of the street.

8 Conclusion

- 8.1 The siting and scale of the development is not considered to lead to an overbearing form of development to neighbouring dwellings. The design is considered to be in keeping with the character of the existing property and not to result in an adverse visual impact. It is therefore considered that the application should be recommended for permission.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01035, 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:

Existing plans, elevations, site plan and location JC/201 Rev A
Proposed plans, elevations, site plan JC/202

Reason: - To ensure provision of a satisfactory development.