
Site Address:	10A North Shore Road, Hayling Island, PO11 0HL		
Proposal:	Single storey front extension.		
Application No:	APP/14/01052	Expiry Date:	03/12/2014
Applicant:	Mr J Hill	Team:	Team 2
Agent:	Mr D Allen	Case Officer:	Bee Crawford
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern detached two storey dwelling with an attached garage to the front. It has a low pitched brown tiled roof, with a pitched and hipped roof to the front porch and garage and elevations of red multibrick with tile hanging to part of the front facade at first floor level and white painted rough render to part of the front facade at ground floor. The front garden is level consisting of a grassed area and block paving in front of the garage with a block paved path to the front door. There is open vehicular access with a dwarf wall and an established hedge in excess of 2 metres high to the front boundary, a continuation of this hedge to the northern boundary and a 2 metre high hedge and shrubs to the southern boundary.
- 1.2 There are modern detached two storey dwellings of a similar age, style and design to the north and south of the application site, set in a slightly staggered building line with the property to the north set back from number 10a and the property to the south set forward. There is a detached bungalow of individual age, style and design and an access road leading to 13 North Shore Road opposite the site. The area is of low to medium density with a mixture of detached two storey dwellings and bungalows of similar and individual age, style and design.

2 Planning History

06/71601/000 - Two storey front extension and conservatory to rear, permitted 05/09/2006 although not implemented.

3 Proposal

- 3.1 The proposal is to extend the existing single storey front projection with a single storey addition of 5.7 metres in depth 9.1 metres in width, with a new mono-pitched and flat roof over the resulting extension of 12.5 metres in width, 5.7 metres in depth, 2.2 metres at eaves height to a maximum height of 3.5 metres. The development also includes a single storey rear extension which falls within the criteria for permitted development.

4 Policy Considerations

National Planning Policy Framework

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Langstone Harbour Board

No objection.

Development Engineer

No adverse comment.

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) 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 Within the existing streetscene there is a variety of building design and style of predominantly detached properties. The development would result in a generous increase to the original frontage of the property, however it is considered that this can be comfortably accommodated within the extent of the site. Due to the existing extensive screening, the proposal would only be partially visible from the public realm. The design and appearance of the extension is deemed appropriate in context to the

main building and more suitable than the two storey proposal granted under planning permission 06/71601/000, 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 proposal would extend across and marginally beyond the front elevation of the property to the north and the resulting building would not project beyond the line of the existing garage. There is a window in the northern elevation of the proposal which is approximately 1.5 metres from the boundary, however it is considered the substantial screening provided by the existing hedging would minimise any perception of overlooking or the proposal appearing overbearing. The addition of a small side window in the existing south elevation could be implemented within the scope of permitted development and the proposal does not extend beyond the line of the existing front projection to the south. It is considered that the proposal would have less of an impact on neighbouring properties than the two storey scheme permitted under planning permission 06/71601/000, and given the current streetscene and existing extensions to properties within the surrounding area the development would be difficult to refuse.

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/14/01052 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:

Drawing No. JH/001 Existing plans, elevations, site plan and location.

Drawing No. JH/002 Proposed plans, elevations and site plan.

Reason: - To ensure provision of a satisfactory development.