Site Address: 6 Selsey Close, Hayling Island, PO11 9SX
Proposal: Single storey side and front extension following demolition of existing porch, garage and study.

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|---|---|---|---|
| Application No: | APP/13/01094 | Expiry Date: | 30/12/2013 |
| Applicant: | Mr Miller | Team: | Team 1 |
| Agent: | | Case Officer: | David Eaves |
| Ward: | Hayling East | | |

Recommendation: **GRANT PERMISSION**

## 1 Site Description

1.1 The site lies to the south-west of Selsey Close and is a modern 1970's style house with fawn brick and timber style cladding painted white. Side garage and parking to the front.

## 2 Planning History

2.1 None of relevance.

## 3 Proposal

3.1 Single storey side and front extension following demolition of existing porch, garage and study.

## 4 Policy Considerations

National Policies
National Planning Policy Framework

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

**Building Control**
Public foul sewer within 3m of proposal. Southern Water must be consulted.

**Southern Water**
Comments provided re proximity to sewer and implications for development
*(these are to be relayed to the applicant by way of an informative).*

**Development Engineer**
No adverse comment providing 2 parking spaces and cycle storage is provided.

## 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 character and appearance of area
(iii) Impact on neighbouring residents

(i) Principle of development

7.2 The site is located in the built up area. Within such areas residential extensions are considered acceptable in principle.

(ii) Impact on character and appearance of area

7.3 The proposal is for a single storey side extension which largely replaces an existing garage and study and therefore has little impact upon the character of the site compared to that existing. The roof would be mono-pitched rather than flat and therefore relatively more prominent in the street scene. Notwithstanding this the proposal is considered acceptable in terms of the character of the existing building (which is pitch roofed) and the street scene.

(iii) Impact on neighbouring residents

7.4 The extension would be set off the neighbouring property which is set at right angles to the application site. There is considered to be no significant impact on neighbouring residents and no objections have been received.

## 8 Conclusion

8.1 In conclusion, the proposed development is considered acceptable in principle and has an acceptable impact on the character of the area and neighbours residential amenities. Permission is therefore recommended.

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## 9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT**

**PERMISSION** for application APP/13/01094 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 Licence no. 100019980
Summary received 4th November 2013
Proposed Floor Plan (Drawing 2)
Proposed Elevations, floor plan and roof plan (Drawing 3)

**Reason:** - To ensure provision of a satisfactory development.