
Site Address:	The Meadows, St Peters Road, Hayling Island, PO11 0RP		
Proposal:	Single storey rear and side extension.		
Application No:	APP/13/01111	Expiry Date:	06/01/2014
Applicant:	Ms C Jackson Ms L Shayler	Team:	Team 1
Agent:	Mr D J Brookwell	Case Officer:	David Eaves
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site lies to the east side of St Peters Road and is a two storey brick and render house with a clay tile roof.

2 Planning History

APP/13/01035 Prior notification for single storey development extending beyond the rear wall of the original dwelling, incorporating an eaves height of 2.25 metres and a maximum height of 4 metres. Withdrawn as the development fell beyond 'permitted development' criteria.

3 Proposal

- 3.1 Single storey rear and side extension.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

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

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: 2

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary:

- 6.1 Support for proposal from North East Hayling Residents Association.
Comment: Noted.

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 the character and appearance of the area
- (iii) Impact on neighbouring residents
- (iv) Flood risk

- (i) Principle of development

- 7.2 The site lies in the non-urban area. The proposals represent a relatively modest extension to the existing building and are considered acceptable in principle.

- (ii) Impact on the character and appearance of the area

- 7.3 The proposed extensions are subservient to the existing dwelling and would not detract from the character and appearance of the building or its rural setting.

- (iii) Impact on neighbouring residents

- 7.4 The dwelling is in an isolated position and the proposals would not impact on neighbouring residents.

- (iv) Flood Risk

- 7.5 A flood risk assessment has been submitted with the application which confirms that the design will seek to address flood resilience measures.

8 Conclusion

- 8.1 The proposals are considered acceptable in principle and would have a modest and acceptable impact on the character of the building and the area. There would be no impact on neighbouring properties. Permission is therefore recommended.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01111 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 bricks 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:

Flood Risk Assessment dated 29th November 2013
Location Plan Licence No: 100047474
Block Plan Licence No: 100047474
Elevations, Floor Plan and Section Drawing No: 649/1
Ground Floor Plan and Roof Plan Existing Drawing No: 649/2
Proposed Roof Plan Drawing No: 649/3

Reason: - To ensure provision of a satisfactory development.