
Site Address:	38 Hollow Lane, Hayling Island, PO11 9EX		
Proposal:	Demolish existing utility room and erect single storey side extension.		
Application No:	APP/13/01199	Expiry Date:	23/01/2014
Applicant:	Mr Phillips	Team:	Team 2
Agent:		Case Officer:	Richard Nash
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a two storey dwelling of traditional character and render and tile finish located within a generously sized plot on the south side of Hollow Lane, to the west of its junction with Alexandra Avenue. There is a small detached garage to the front of the dwelling and the site has established boundary treatment comprising hedging and fencing. The area is broadly characterised by residential development of low to medium density.

2 Planning History

07/72024/000

Rear two storey extension. Approved.

3 Proposal

The current application proposes the construction of a single storey side extension, following the demolition of an existing utility room.

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

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: None

7 Planning Considerations

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 application site and street scene
- (iii) Impact on neighbouring amenities

(i) Principle of development

It is considered that an extension to a dwelling of this scale and character, and in this location, would be acceptable in principle.

(ii) Impact on application site and street scene

The extension would replace an existing utility room of approximately 9 square metres floor area and would effectively increase this area by approximately 12 square metres. The extension would nevertheless remain as a subservient and complementary addition to the dwelling, provided suitable materials were used in its construction. Sufficient external amenity space would be retained at the dwelling following construction of the extension. The proposal would be set back from the highway by a distance in excess of 20 metres and would be largely screened in views from the public domain by the existing garage and boundary treatment.

(iii) Impact on neighbouring amenities

Given its scale and location, it is considered that the proposal would only be likely to have any material impact on the amenities of the neighbouring property to the east (number 40 Hollow Lane). The extension would be of flat roofed construction (with sky lights) and largely screened by existing boundary treatment, and it is therefore considered that the proposal would not have a detrimental impact on the amenities of occupiers of the neighbouring property.

8 Conclusion

The proposed single storey side extension would be acceptable in principle and would not have a detrimental impact on the character and appearance of the application site or locality, or the amenities of occupiers of neighbouring properties. The application should therefore be approved.

9 RECOMMENDATION:

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

GRANT PERMISSION for application APP/13/01199, 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:

1349/201 (Location Plan)

1349/202 (Block Plan)

1349/301 B (Proposal Plan #1) (Ground Floor)

1349/402 O (Proposed Elevations and Roof Plan)

Reason: - To ensure provision of a satisfactory development.

- 3 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.