
Site Address:	35 Staunton Avenue, Hayling Island, PO11 0EW		
Proposal:	New front porch. Extension to existing garage to form utility/ storage room.		
Application No:	APP/14/00698	Expiry Date:	29/08/2014
Applicant:	Mr Hambridge	Team:	Team 2
Agent:	Mr P Walker	Case Officer:	Rachael McMurray
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site comprises a detached bungalow of brick and tile construction located on Staunton Avenue. It has a front garden / driveway with on site parking and a detached garage to the side of the dwelling. The front boundary is marked by a semi-mature hedgerow. The rear garden is mainly laid to lawn and enclosed by a 1.8m fence.

2 Planning History

None relevant

3 Proposal

New front porch, and extension to existing garage to form utility / storage room.

4 Policy Considerations

National Policies
NPPF

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

Saved Policies of HBDWLP 1996 - 2011 forming part of HBLDF

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

5 Statutory and Non Statutory Consultations

None required.

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: 8

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 the design and impact on the streetscene
- (iii) Impact on the neighbouring properties

(i) Principle of development

7.2 The site is located in an urban area whereby development is considered to be acceptable subject to other development control considerations.

(ii) Appropriateness of the design and impact on the streetscene _

7.3 The proposed porch would feature a pitched roof and would appear suitably subservient to the main dwelling in terms of scale. Overall it would not have an adverse impact on the dwelling or the streetscene.

7.4 The extension to the garage would not be visible from the streetscene. It would be a continuation of the existing pitched roof garage in terms of design and roof style/height. It would be suitably subservient in scale and adequate amenity space would remain in the rear garden.

(iii) Impact on the neighbouring properties

7.5 It is considered that the porch extension would not have an impact on the neighbouring properties. The extension to the garage would be located adjacent to the shared boundary with No. 33. However, the ridge height would be fairly low at only 3m and as the majority of the north elevation would be obscured by the existing boundary fence, it is considered that it would not result in a loss of outlook to the neighbouring property.

8 Conclusion

The application is considered to be acceptable and is recommended for permission.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00698 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 buildings.

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 and block plan - P1

Proposed elevations - P2

Proposed floor plans - P3

Existing elevations - P4

Existing floor plans - P5

Reason: - To ensure provision of a satisfactory development.