
Site Address:	32 Saltmarsh Lane, Hayling Island, PO11 0JT		
Proposal:	Front addition incorporating garage conversion.		
Application No:	APP/14/00734	Expiry Date:	11/09/2014
Applicant:	Mr O'Neill	Team:	Team 2
Agent:	Mr P Walker	Case Officer:	Bee Crawford
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey semi-detached property with an integral garage and porch which projects from the front elevation. It has a red tiled shallow pitched roof and elevations of red multibrick at ground floor with tile hanging at first floor. There is a slight decline from the highway to the front garden which is laid to lawn with shrubs and a concrete driveway. There is open vehicular access to the front with a dwarf wall and shrubs and trees to the northern and southern boundaries.
- 1.2 The adjoining two storey property of the same style and design lies to the north, a pair of two storey semi-detached properties of a similar age, style and design are to the south and opposite the application site. The area is of medium density of a cul-de-sac of a mixture of modern two storey semi-detached properties and semi-detached bungalows of a similar age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the conversion of the garage and the construction of a single storey front extension of 1.8 metres in depth, 4.3 metres in width, with a pitched and hipped roof over the new extension and existing projection, of 2.3 metres to the eaves and 3.8 metres to the ridge. It should be noted the conversion of the garage falls within the criteria of permitted development.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

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

Development Engineer

No adverse comments. Please include a condition requiring the provision of two parking spaces.

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) Appropriateness of design
- (iii) Effect on neighbouring properties
- (iv) Parking

(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 The proposed front extension would be visible from the public realm, and whilst the majority of the two storey properties in the immediate vicinity have original existing flat roofed front projections, there are several which benefit from extensions of a similar style. The design and appearance of the extension is deemed appropriate in context to the existing building, and the introduction of the pitched roof would enhance the external appearance. It is not considered that the proposal would result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.4 The proposed extension would be visible from the neighbouring properties, although there is only a modest increase to the original footprint and it is considered the design

of the new pitched roof would minimise any perception of overbearing. There are no windows in the southern elevation of the extension and one high level window in the northern elevation serving the hallway. The extension is 1.5 metres from the southern boundary, 2.1 metres from the northern boundary and approximately 10 metres from the front (western) boundary. It is therefore considered the development would have negligible impact on the properties immediately adjoining the application site and the surrounding area.

(iv) Parking

- 7.5 The proposal would involve the parking space provided by the garage. In accordance with the Council's Residentail Parking Standard SPD, 2 speaces are needed for a 3 bedroom house. Accordingly a condition can be used to require that 2 spaces are provided and retained. The remaining drive of 10m length is adequate for two spaces in tandem, although minor widening would make for a more convenient arrangement.

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/14/00734 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 shall not be brought into use until a minimum of 2 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site/location plan
Existing ground floor
Existing and proposed elevations
Proposed ground floor
Proposed section

Reason: - To ensure provision of a satisfactory development.