
Site Address:	28 North Crescent, Hayling Island, PO11 9LR		
Proposal:	Single storey front, side and rear extensions.		
Application No:	APP/13/01212	Expiry Date:	31/01/2014
Applicant:	Mr Beadle	Team:	Team 1
Agent:	Mr Galloway	Case Officer:	David Eaves
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The property is located on the entrance to an estate of similar properties of small scale bungalows. The bungalow incorporates rendered walls, clay tile hanging and clay tiles.

2 Planning History

None

3 Proposal

Single storey front, side and rear extensions.

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

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: 8

Number of site notices: 0

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

(i) Principle of development

7.2 The site lies in the built up area where there is no objection in principle to domestic extensions.

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

7.3 The proposed extensions are subservient in height and scale to the original bungalow. Whilst the side extension in particular would be readily visible from the road, it would incorporate matching materials and would have a limited and acceptable impact on the character and appearance of the estate.

(iii) Impact on neighbouring residents

7.4 The extensions are set off the closest neighbouring property No.29. Given their single storey nature they are not considered to negatively impact on the residential amenities of neighbouring residents.

8 Conclusion

8.1 The proposed extensions are considered acceptable in principle and in terms of their impact on the character and appearance of the area and neighbours residential amenities. Planning permission can therefore be recommended.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01212

(A) 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:

Proposed Extensions (Site Plan) - received 6th December 2013
General Arrangement (Existing Ground Floor, Proposed Ground Floor,
Proposed Roof Plan) Drawing No. 13/50/P01
Elevations (Existing/Proposed and Section) Drawing No. 13/50/P02

Reason: - To ensure provision of a satisfactory development.