
Site Address:	12 Island Close, Hayling Island, PO11 0NA		
Proposal:	Part two storey, part first floor side extension.		
Application No:	APP/14/00646	Expiry Date:	19/08/2014
Applicant:	Mr Griffiths	Team:	Team 1
Agent:	Mr Critchley	Case Officer:	Stephen Andrews
	Martin Critchley, Architect		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is made up of a two storey detached dwelling of brick construction (with hanging tiles at first floor level on the front elevation) and concrete tile pitched roof. There is an attached single storey garage with pitched roof to the side of the house with on site parking for one vehicle to the front.

The area is residential in nature comprising of similar style two storey detached dwellings. There is a public amenity area to the west of the site, which is verdant in character with mature tree planting.

2 Planning History

None

3 Proposal

Planning permission is sought for the erection of a first floor extension over the existing garage with two storey gable to the front. The proposal would increase the dwelling from a three bedroom property to a four bedroom house, retaining the existing two car parking spaces on-site.

4 Policy Considerations

National Policies

National Planning Policy Framework, 2012

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

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: 6

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) Impact on the character and appearance of the area
- (iii) Effect on the neighbouring properties
- (iv) Parking and highway safety

(i) Principle of development

The site is within the urban area of Havant, therefore the proposed development is acceptable in principle subject to satisfying the criteria of the policies listed in section 4 of this report.

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

The proposed side extension, whilst not particularly subservient, respects the built form and appearance of the existing dwelling. It is considered that the detached property and open land immediately to the side allows for a larger addition without appearing overly dominant or incongruous.

Therefore based on the sites individual characteristics and its positioning within the street scene it is considered that the proposal would respect the existing character and appearance of the host dwelling as well as the prevailing character and appearance of Island Close.

Having regard to the HBIC screening guidance there would be no impact on protected species or protected land designations as the extension would be contained within the existing residential curtilage which is already covered in hardstanding or built form. It is therefore considered that there is no reasonable objection to the proposal in respect of protected species or protected land designation.

The development would therefore accord with the principles and objectives of policy CS16 of the Havant Borough (Core Strategy) Local Development Framework 2011.

(iii) Effect on the neighbouring properties

The extension would be located to the west side of the detached dwelling adjoining

neighbour 14 Island Close (to the east) will not therefore be impacted in respect of neighbour amenity considerations and 11 Island Close (to the west) is some 20m from the site and separated by the public amenity area with its mature tree planting.

Having regard to the built relationship of the proposal and neighbouring dwellings and separation distance from neighbours it is not considered that the proposed side extension would result in loss of privacy, overbearing effect, overshadowing or overlooking. The development would therefore accord with the requirements of policy CS16 of the Havant Borough (Core Strategy) Local Development Framework 2011.

(iv) Parking and highway safety

The application would result in the existing dwelling being increased from a three bedroom dwelling to a four bedroom dwelling. At present the site has on-site parking for two vehicles, including the existing garage. In order to comply with the Council's adopted parking standards it is important that the existing parking on-site is retained for the existing dwelling. As such it is necessary to restrict the use of the garage so as to avoid cars having to park on the highway which would detract from the visual amenity of the area and could pose a hazard to existing highway users.

Subject to a planning condition requiring the garage to be retained for parking it is considered that the development would be acceptable on parking and highway grounds and would accord with the requirements of policies DM13 and CS16 of the Havant Borough (Core Strategy) Local Development Framework 2011.

8 Conclusion

The development by reason of its scale, design and relationship to immediate neighbours would not result in matters prejudicial to neighbour amenity or harm the prevailing character and appearance of the area or result in harm to highway safety. The application is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00646

(A)

(B) 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 garage, as shown on approved drawing 1437-301A, shall be retained and kept available for the parking of cars at all times and shall not be converted to living accommodation.

Reason: To ensure the retention of adequate on-site car parking in accordance with the standards adopted in the Havant Borough Local Plan (Core Strategy) 2011 and to discourage parking on the adjoining highway in the interests of highway safety and local amenity 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:

1437-201 - Location Plan
1437-202 - Block Plan
1437-301A - Proposed Floor Plans
1437-402B - Proposed Elevations
1437-3020 - Roof Plan

Reason: - To ensure provision of a satisfactory development.