
Site Address:	13 Wittering Road, Hayling Island, PO11 9SP		
Proposal:	Ground floor front extension with balcony over.		
Application No:	APP/14/00248	Expiry Date:	02/05/2014
Applicant:	Mr Clark	Team:	Team 1
Agent:	Mr Walker	Case Officer:	David Eaves
	Island Design		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site lies within the built up area as defined in the Havant Borough Local Plan. The property is a three storey building with a flat roof and of modern design in a road of mixed design.

2 Planning History

APP/11/01480 Single storey rear and three storey side extensions. Permitted
November 2011

99/61886/001 First floor extension with balcony at second floor level on North East elevation (front) Permitted January 2000

97/61886/000 Conservatory to rear Permitted June 1997

3 Proposal

Ground floor front extension with balcony over.

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: 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) Impact on the character and appearance of the area
- (iii) Impact on neighbours residential amenities

(i) Principle of development

7.2 The site lies within the built up area where modest extensions are considered acceptable in principle subject to other development control criteria.

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

7.3 The development is relatively modest with a new single storey front extension and balcony proposed with a depth of 1.8m. There would be a raised parapet of 1.1m around the balcony. The materials would matched the existing building with render finish.

7.4 The proposal is considered to be consistent with the character of the area and the existing building and would have an acceptable impact on the character and appearance of the area.

(iii) Impact on neighbours residential amenities

7.5 Given the existing balcony to the two storey extension it is not considered that the current proposals would lead to any substantial increase in overlooking to adjacent properties. It is not considered that a requirement for more screening to the balcony or a refusal of planning permission would be justified in this case. It should also be noted that there have been no objections received from nearby residents.

7.6 It is noted that there would be a new south-east elevation ground floor window and a glass block replacement for an existing ground floor window. These changes do not require consent and are not considered harmful to the residential amenities of No.11 Wittering Road.

8 Conclusion

8.1 In conclusion, the proposed extension and balcony are considered to have a limited and acceptable impact on the character and appearance of the area and would not result in an unacceptable impact on neighbours residential amenities. Permission can

therefore be recommended.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00248

(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:

Location Plan Serial No. 02142000 Block Plan Serial No. 02141900
Proposed Elevations dated March 2014
Proposed Ground floor dated March 2014
Proposed First floor dated March 2014
Section Drawing dated March 2014

Reason: - To ensure provision of a satisfactory development.