
Site Address:	33 St Thomas Avenue, Hayling Island, PO11 0ET		
Proposal:	Single storey rear extension.		
Application No:	APP/14/00091	Expiry Date:	07/04/2014
Applicant:	Mr & Mrs Kinsey	Team:	Team 2
Agent:	Mr Brotherton	Case Officer:	Bee Crawford
	Drawing By Design		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached bungalow with a double garage (joined to the dwelling by a wall with access to the rear garden), on a generous plot which is set back at the end of a cul-de-sac. It has a grey tiled pitched roof and elevations of white render and stone cladding. There is vehicular access to the front of the property with a driveway, an area of hardstanding and grass. The front garden is enclosed by a mature hedge in excess of 3 metres high and there is a 1.6 metre high wall and railings to the west of the property enclosing the rear garden. The rear garden is level and is mainly laid to lawn with a variety of shrubs, a shed and an outdoor swimming pool which is currently covered. The rear garden is enclosed by a mature hedge in excess of 3 metres high to all boundaries.
- 1.2 To the west of the site is a two storey detached property of individual age, style and design which is set back from the road via a private drive, and to the east is a two storey detached property of individual style and design. The highway is opposite the site and the rear gardens of properties in St Helens Road lie to the south. The area is of medium density with a mixture of two storey detached and chalet style dwellings and bungalows of individual design and similar age range.

2 Planning History

APP/11/01850 - Raise roof to provide first floor accommodation, new front gable end and dormers to front and rear. Single storey front and side extension to detached annex with covered canopy to entrance area, permission granted 22/02/12, not implemented.

3 Proposal

- 3.1 The proposal is for the construction of a rear conservatory of 3.5 metres in depth, 4.8 metres in width with a pitched roof of 2.9 metres to the eaves and a ridge height of 4.8 metres.

4 Policy Considerations

National Policies
National Planning Policy Framework 2012

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: 10

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

(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 proposal would be attached to the rear of the property and would not be visible from the public realm. The development would result in a modest increase to the original footprint of the property, the depth and width falling within the criteria for permitted development. The design and appearance of the conservatory relates well to the existing dwelling, is deemed appropriate and is therefore considered to be acceptable. 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 proposal is situated to the rear of the property and is at least 13 metres from any boundary of the rear garden, which is completely enclosed by a mature hedge which is in excess of 3 metres high. It is therefore considered that the development is unlikely to lead to overlooking or appear overbearing. The development would not be visible from the front of the property and due to the existing boundary treatment and size of the rear garden, it is considered the development would have negligible impact on the properties adjoining the application site.

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/14/00091 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:
 - 1 Site plan/block plan
 - 2 Location plan
 - 3A Existing and proposed floor plans
 - 4A Existing and proposed elevation plans

Reason: - To ensure provision of a satisfactory development.