
Site Address:	130 Havant Road, Hayling Island, PO11 0LJ		
Proposal:	Single storey side and rear extension.		
Application No:	APP/13/01276	Expiry Date:	07/03/2014
Applicant:	Mr Wenham	Team:	Team 1
Agent:		Case Officer:	Daniel Gender-Sherry
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Havant Road is a main road, running typically north-south on Hayling Island. The section of road related to No.130 typically has detached dwellings, mainly two storey and all set far back from the road. No.130 is a residential detached bungalow set back from the highway and located within a large plot.
- 1.2 The boundary to the north is shared with No.132. Havant Road, with the dwelling being located at the rear of the plot, therefore its principal elevation faces the rear of the application site. Currently the boundary between these two properties is fenceless, interspersed with well established trees providing high level privacy.
- 1.3 The boundary to the south is shared with No.128. Havant Road. This boundary largely consists of a concrete wall with the inclusion of a detached garage located at the mid point.
- 1.4 The site is located within flood zone 3.

2 Planning History

None relevant

3 Proposal

The application seeks to provide a rear and side extension, incorporating an integral garage into the side extension element. The roof shall be of a flat construction with a 'false' pitched parapet edging.

4 Policy Considerations

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

CS15 (Flood and Coastal Erosion)

CS16 (High Quality Design)

Havant Borough Design Guide Supplementary Planning Document 2011

5 Statutory and Non Statutory Consultations

Southern Water

The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised. Please note:

- No new development or new tree planting should be located within 3 metres either side of the centreline of the public sewer and all existing infrastructure should be protected during the course of construction works.
- No new soakaways should be located within 5 metres of a public sewer.

We request that should this application receive planning approval, the following informative is attached to the consent: "A formal application for connection to the public sewerage system is required in order to service this development, Please contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

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: 5

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 neighbour amenity
- (iii) Impact on the character and appearance of the immediate area.
- (iv) Consideration of development within a flood zone

(i) Principle of development

7.2 The site lies within the built up area of Havant where development is normally permitted subject to compliance with the Development Plan and any other materials considerations

(ii) Impact on neighbour amenity

7.3 The proposed rear and side extension would be well screened from No.128 Havant Road, largely by the detached garage sited adjacent to the boundary and the fact that the extension will be single storey. The height will be 3.15m and will span the full width of the dwelling. There is to be just 1 window proposed in the north elevation facing No.132, however being located at ground level it is considered that this is

unlikely to appear intrusive or erode any current levels of privacy.

- 7.4 While the extension is of substantial size, measuring some 6.6m in length at the northern end, it only projects 4m from what would be considered the 'main' element of the rear elevation, which would fall within the remit of Permitted Development. There are well established trees providing screening that covers a good proportion of the development from the neighbours on either site, therefore I consider that the impact upon the neighbours would be minimal.

(iii) Impact on the character and appearance of the immediate area

- 7.5 The extension is considered to be an appropriate addition which will only be visible to No.132 and partially to No.128 Havant Road. From Havant Road there will be a new garage visible only, which will be set back from the front of the dwelling, thus maintaining a level of subservience. I am of the opinion that as a result the overall development would not have a significant impact on the character of the area.

(iv) Consideration of development within a flood zone

- 7.6 This development is located within Flood zone 3, therefore a flood risk assessment form has been completed along with a covering letter confirming measures taken to provide adequate flood proofing / resilience and resistance techniques, which accords with the guidance detailed in Policy CS15 of the Havant Borough Core Strategy.

8 Conclusion

- 8.1 In conclusion, the proposed rear and side extension are considered to be of an appropriate design and have a minimal impact upon the neighbours. It accords with the details specified in Policies CS15 and CS16 of the Havant Borough Core Strategy, and therefore it is recommended that consent is granted.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01276 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:

Existing & Proposed Elevations Drawing number: MT/Wenham/1 received by

the Council 10th January 2014

Flood proofing measures stated in email received by the Council 6th March 2014

Reason: - To ensure provision of a satisfactory development.