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|-----------------|-------------------------------------------|---------------|-----------------|
| Site Address:   | 21 Garden Close, Hayling Island, PO11 9AD |               |                 |
| Proposal:       | First floor rear extension.               |               |                 |
| Application No: | APP/14/00081                              | Expiry Date:  | 26/03/2014      |
| Applicant:      | Mr Ive                                    | Team:         | Team 2          |
| Agent:          | Mr Walker                                 | Case Officer: | Daphney Haywood |
|                 | Island Design                             |               |                 |
| Ward:           | Hayling West                              |               |                 |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

- 1.1 The application site comprises a detached two storey dwelling of brick and tile construction, located within a small residential cul-de-sac. The property to the west comprises a detached two storey dwelling with a single garage sited up to the side boundary. To the east is a further detached two storey dwelling at No 22 which occupies a corner plot. The Lime trees to the rear are covered by Tree Preservation Order 0902.

## **2 Planning History**

05/58327/004

Two storey front extension Permit 26 August 2005

## **3 Proposal**

- 3.1 First floor rear extension. This would be constructed above an existing single storey flat roofed ground floor extension and would be 3.4m deep and 4.5m wide and enlarge the existing main bedroom. The plot tapers slightly at the rear and whilst the existing house is sited some 2m from the side boundary at the front this gap would be reduced to approx 500mm at the rear. A Juliette balcony is proposed in the rear elevation.

## **4 Policy Considerations**

### National Policies

Nation Planning Policy Framework

### Core Strategies 2011 forming part of the HBLDF

- |      |                                                                                   |
|------|-----------------------------------------------------------------------------------|
| CS11 | (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) |
| CS16 | (High Quality Design)                                                             |
| DM13 | (Car and Cycle Parking on Residential Development)                                |
| DM8  | (Conservation, Protection and Enhancement of Existing Natural Features)           |

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

## **5 Statutory and Non Statutory Consultations**

Arboriculturalist No adverse comments - a simple TPP required

## **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: None

## **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) Effect on neighbours
- (iii) Effect on the streetscene
- (iv) Protected Trees

(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) Effect on neighbours

7.3 The main impact relates to No 22 which lies to the east of the application site. The first floor extension would project some 2m beyond the rear of the No22. This depth of projection is not considered over dominant or detrimental and an acceptable relationship is achieved.

7.4 The proposal incorporates a juliette balcony to the rear, but this is set in from the boundary limiting the impact and not considered detrimental.

(iii) Effect on the streetscene

7.5 The extension would not be prominent in the street scene being largely screened by the existing dwelling, and there is no adverse visual impact.

(iv) Protected Trees

- 7.6 The property has a long rear garden and a group of Tpo'd trees are situated to the rear. These trees are some 25m from the proposed works and the tree protection plan provides for protective fencing for the trees.

## 8 **Conclusion**

- 8.1 The proposed extension is of appropriate design and siting and is not considered to result in detriment.

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## 9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00081 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 trees covered by Tree Protection Order 0902 at the rear of the site shall be protected by 2.1m high Harris Fence as indicated on the Tree Protection Plan. The fencing shall be sited a minimum of 7m from the trees and there shall be no storage or burning of building materials within the protected area.  
**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.
- 4 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed within the west and east side elevations without the prior written approval of the Local Planning Authority.  
**Reason:** In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

OS site/location plan

Existing ground floor plans dated jan2014

Existing first floor plans dated jan2014

Existing elevations dated jan 2014

Proposed first floor plans dated jan2014

Proposed elevations dated jan 2014

Section drawing dated jan 2104

**Reason:** - To ensure provision of a satisfactory development.