
Site Address:	107 Havant Road, Hayling Island, PO11 0LE		
Proposal:	Single storey rear extension.		
Application No:	APP/13/00979	Expiry Date:	26/11/2013
Applicant:	Mr Jones	Team:	Team 2
Agent:	Mr Walker	Case Officer:	Richard Nash
	Island Design		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a large bungalow of traditional design and brick and tile finish, located within a large plot at the north western corner of the junction of Havant Road with West Lane. The site has established boundary treatments of various types, and it is understood that land to the south of the site is within the same ownership, but does not form part of the residential curtilage of the property. The site lies within the ENCZ and is characterised by linear residential development to the road frontages with open agricultural land beyond. A protected tree formerly located to the front of the site was felled by high winds and has since been removed.

2 Planning History

There have been a number of planning applications for development and tree works at the property.

3 Proposal

The current application proposes the construction of a single storey extension to the rear of the dwelling.

4 Policy Considerations

National Policies

National 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)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Listed Building Grade: Not applicable

Conservation Area: Not applicable

5 Statutory and Non Statutory Consultations

Langstone Harbour Board:

No objections.

County Estates Department:
None received.

Arboriculturalist:
None received (NB: Protected tree no longer on site).

Development Control (Highways):
No comments.

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: 4

Number of site notices: Not applicable

Statutory advertisement: Not applicable

Number of representations received: Nil

7 Planning Considerations

The proposed extension would replace an existing single storey hot tub room and would be practically invisible from outside the site. There would therefore be no material impact on the street scene, neighbouring amenity or biodiversity interests. It is therefore considered that, having regard to the relevant policies of the development plan, the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact on application site

- (i) Principle of development

It is considered that the provision of an extension to a dwelling of this size and character, and in this location, would be acceptable in principle.

- (ii) Impact on application site

The extension would be located to the rear of the dwelling and, as noted above, would partially replace an existing single storey structure. The proposal would be of a relatively minor scale within the context of the existing dwelling and ample external amenity space would be retained. It is therefore considered that the proposal would not have a detrimental impact on the character and appearance of the application site, provided that appropriate materials were used in its construction.

8 Conclusion

The proposed single storey extension would be acceptable in principle and would have no material impact on the street scene, neighbouring amenity or biodiversity interests,

and no detrimental impact on the character and appearance of the application site.
The planning application should therefore be approved.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00979, 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Site and Location Plan
Proposed Section
Proposed Ground Floor
Proposed Elevations

Reason: - To ensure provision of a satisfactory development.

- 3 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.