
Site Address:	41 Bound Lane, Hayling Island, PO11 9HX		
Proposal:	Single storey side extension following removal of existing side conservatory; new front porch.		
Application No:	APP/13/00509	Expiry Date:	29/07/2013
Applicant:	Mr Hancock	Team:	Team 1
Agent:	Mr P Walker	Case Officer:	Stephen Andrews
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located within the settlement area of Hayling Island and comprises of a detached dwelling with rough rendered walls, painted white, and hipped red plain tiled roof. The dwelling has a flat roofed porch at the front, side conservatory and single storey rear extension. The dwelling has a detached double garage to the rear. There is on site parking to the front and side for several vehicles with access on to Bound Lane.

The area is residential in nature comprising of a variety of detached dwellings in good sized plots; including single storey bungalows, chalet style dwellings and two storey houses.

2 Planning History

94/59168 - Single storey rear extension. Approved - 09/05/1994.

3 Proposal

Planning permission is sought for the removal of the flat roof front porch and side conservatory and erection of a new front porch and side extension.

The front porch would measure 2.6m in width, 1.7m in depth, with a ridge height of 4.2m.

The side extension would measure 7.1m in depth, 2.7m in width and 5.6m in height (that of the host dwelling).

4 Policy Considerations

National Policies

National Planning Policy Framework, 2012

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: 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 area

(i) Principle of development

The site lies in the built up area of Hayling Island where development is normally permitted subject to compliance with the Development Plan and any other material considerations.

(ii) Impact on neighbour amenity

The proposed front porch is of a scale and in a position that would not result in harm to neighbour amenity.

The side extension would replace an existing side conservatory. The proposal would be of a height that matches that of the dwelling (5.6m), compared to the modest 3.5m ridge height of the conservatory. However, the side boundary of the site is some 7m from the side elevation of the extension and due to the single storey height of the development and level of boundary screening afforded to the site the development as proposed would not result in unacceptable harm to neighbour amenity.

The development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

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

It is considered that the proposed replacement front porch is an improvement to the existing flat roofed porch in terms of design and would therefore make a positive contribution to the street scene, through the existing vehicular access point.

The side extension, although sizeable and not particularly subservient, is considered

to be of an acceptable design standard. The current appearance of the dwelling from the limited aspect of the street scene is quite modest in width and it is not considered that the proposed addition with hipped roof would result in a scale of development that would be visually incongruous or out of keeping.

The views in to the site are limited due to the level of evergreen screening, which further reduces the visual presence of the extension. However, this aside the appearance and scale of the extension is considered to be appropriate in this instance and would not materially harm the character and appearance of this already varied street scene. The development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

8 Conclusion

The development by reason of its scale, design and relationship to immediate neighbours would be acceptable and would not result in matters prejudicial to neighbour amenity or harm the prevailing character and appearance of the area. The application is therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to
GRANT PERMISSION for application APP/13/00509

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, unless agreed otherwise in writing by the Local Planning Authority.
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 1:1250 (unnumbered)
Site Plan 1:500 stamped 29th May 2013 (unnumbered)
Existing Floor Plans dated April 2013 (unnumbered)
Existing Elevations dated May 2013 (unnumbered)
Proposed Floor Plans dated April 2013 (unnumbered)
Proposed Elevations dated May 2013 (unnumbered)
Section Drawing dated April 2013 (unnumbered)

Section Drawing dated May 2013 (unnumbered)

Reason: - To ensure provision of a satisfactory development.