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|-----------------|--------------------------------------------------------------------------------|---------------|--------------|
| Site Address:   | 31 Chichester Avenue, Hayling Island, PO11 9EZ                                 |               |              |
| Proposal:       | Single storey rear extension with replacement garage and flat roof open porch. |               |              |
| Application No: | APP/13/00993                                                                   | Expiry Date:  | 02/12/2013   |
| Applicant:      | Mr B Cassidy                                                                   | Team:         | Team 2       |
| Agent:          | Ms K Mendes                                                                    | Case Officer: | Richard Nash |
|                 | Creative Designs                                                               |               |              |
| Ward:           | Hayling West                                                                   |               |              |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

The application site comprises a detached bungalow of traditional character and brick, render and tile construction, located within a reasonably sized plot on the west side of Chichester Avenue, south of its junction with Ramsey Road. The site has established boundary treatments comprising a low hedge and fencing to the front and fencing to a height of approximately 1.8 metres to the rear. The adjoining dwellings to the south and west (rear) have boundary shrubs and trees respectively, which extend above the height of the fencing. The locality is broadly characterised by low to medium density residential development of varying style and age.

## **2 Planning History**

None

## **3 Proposal**

The current application proposes the construction of a single storey extension and detached garage with work room to the rear of the dwelling and a flat-roofed open-sided porch to the front elevation.

## **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)                                                             |
| DM10 | (Pollution)                                                                       |
| DM8  | (Conservation, Protection and Enhancement of Existing Natural Features)           |

Listed Building Grade: Not applicable

Conservation Area: Not applicable

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

Hampshire Biodiversity Information Centre:

Provided confidential advice.

NB: The application proposes relatively minor additions to an existing dwelling, wholly within the residential curtilage. It is considered that these proposals would not have a material impact on the biodiversity interests identified in this case.

## **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**

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 application site and locality
- (iii) Impact on neighbouring amenity

- (i) Principle of development

It is considered that the provision of an extension, detached ancillary building and porch to a dwelling of this scale and character, and in this location, would be acceptable in principle.

- (ii) Impact on application site and locality

The proposed extension would partially replace a rear conservatory and the resultant increase in footprint, and that of the proposed porch, would be of a relatively modest scale. These proposals would each appear as a complementary addition to the dwelling. The proposed garage and workroom building would replace an existing detached garage. The resultant increase in footprint would again be of a relatively modest scale and the building would be of an appropriate scale and design within the context of the application site and dwelling. Taken in combination, the proposals would ensure that sufficient external amenity space is retained.

The proposed rear extension would not be visible from the public domain, whilst views of the detached building would be limited, at a distance in excess of 20 metres and through a gap between existing buildings. The front porch would be visible in the street scene but such views would be at a minimum distance of approximately 10 metres and with the existing dwelling as a backdrop. It is therefore considered that the proposals would not have a detrimental impact on the character and appearance of the application site or locality, or the visual amenity of the street scene, provided that

suitable materials were used in their construction.

(iii) Impact on neighbouring amenity

Due to its scale and location it is considered that the proposed porch would not have any material impact on the amenities of neighbouring properties. The proposed rear extension would effectively increase the depth of the dwelling by between 1.5 and 2 metres. The property to the north would have the blank side wall of a garage building facing on to the extension, at a distance of approximately 2.4 metres. The southern element of the extension would be flat-roofed (with a roof lantern) and views from the adjoining property in this direction would be screened by fencing and planting. The extension would be located at approximately 12.3 metres from the rear boundary of the site and would be largely screened in views from this direction by trees and fencing. It is therefore considered that the proposed extension would not have any material impact on the amenities of neighbouring properties.

The proposed garage would be located at approximately 12 metres from the boundary with the property to the south and largely screened by fencing in views from this direction by fencing. Due to the effective increase in footprint and height, the building would be more apparent in views from the properties to the north and west. However, a good degree of screening would be provided to the lower part of the building and it is considered that the increase in impact, compared to the existing building, could not be said to be detrimental to the amenities of neighbouring properties. However, the use of, and future additions to, the building should be controlled in order to protect such amenities.

## 8 Conclusion

The proposed extension, detached building and porch would be acceptable in principle and would not have a detrimental impact on the character and appearance of the application site or locality, the visual amenity of the street scene or the amenities of occupiers of neighbouring properties. 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/13/00993, 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:  
  
Location Plan  
1 (Proposed Floor Plan)  
2 (Proposed Roof Plan)  
3 (Proposed Elevations)  
4 (Proposed Garage and Work Room)

5 (Proposed Block Floor Plan)

**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.

- 4 The development hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for any business, commercial or industrial purposes whatsoever.

**Reason:** In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extensions or alterations, including the addition of windows, doors or other openings, shall be constructed or carried out to the detached building hereby approved, 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.