
Site Address:	4 Willow Wood Road, Hayling Island, PO11 9BE		
Proposal:	Single storey front extension.		
Application No:	APP/13/00414	Expiry Date:	23/07/2013
Applicant:	Mr Cook	Team:	Team 2
Agent:		Case Officer:	Bee Crawford
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached bungalow and garage situated at the end of a short cul-de-sac. It has a brown tiled pitched roof and elevations of beige multibrick with white render and cladding to the front. The front garden is enclosed by a 1.15 metre high wall to the northern and eastern boundaries with gates providing vehicular access to the detached garage at the rear. There is a 1 metre high fence to the boundary with number 3 Willow Wood Road and a 1.8 metre high wall, fence and mature trees to the southern boundary. The front garden is laid to lawn and adjoins the front garden of number 5 Willow Wood Road to the east.
- 1.2 A detached bungalow of a similar age, style and design lies to the north of the property, and the rear gardens of properties in Elm Close Estate lie to the south. A detached bungalow of a similar age, style and design lies opposite the site. The area is of medium density of predominantly detached bungalows of a similar age, style and design.

2 Planning History

- 2.1 85/19922/1 - Single storey front entrance porch, permission granted 21/06/1985.

3 Proposal

- 3.1 The proposal is to construct a single storey front infill extension of 1.8 metres in depth and 3.1 metres in width with a flat roof height of 2.8 metres.

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: 6

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) Appropriateness of design
- (iii) Effect on neighbouring properties

(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) Appropriateness of design

7.3 The proposed extension would be visible from the public realm, however the property is at the end of a cul-de-sac and the proposal is not unduly prominent, falling in line with the existing front extension, therefore it is considered there would not be a detrimental impact on the existing streetscene. The development would result in a modest increase to the original footprint of the property and the design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable.

(iii) Effect on neighbouring properties

7.4 There are no windows in the side (southern) elevation of the development and it would be partially screened by the existing boundary treatment. Due to the location and nature of the infill extension, there would be minimal impact on the neighbouring property at number 3 Willow Wood Road. The property to the east is directly opposite the application site with an adjoining front garden, however it is situated an adequate distance away and it is considered any impact would be negligible. It is therefore considered that the proposal is unlikely to appear overbearing or lead to overlooking.

8 Conclusion

8.1 The scale, siting and design of the proposal is considered to be acceptable and is

recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to
GRANT PERMISSION for application APP/13/00414

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:

- | | |
|-----|------------------------------------|
| 001 | Existing floor and elevation plans |
| 002 | Proposed floor and elevation plans |

Reason: - To ensure provision of a satisfactory development.