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Site Address: 29 Elm Close Estate, Hayling Island, PO11 9AT  
Proposal: Single storey side and rear extensions. (Revision to Planning Permission APP/11/00923 to include new front bay).  
Application No: APP/13/00706                      Expiry Date: 10/09/2013  
Applicant: Mr Fairbrother                      Team: Team 2  
Agent: Mr P Walker                      Case Officer: Jenna Shore  
Ward: Hayling West

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

- 1.1 The application site consists of a detached single storey dwelling with a hipped roof. The dwelling is of brick construction and has been extended at the rear by means of a single storey extension with a hipped roof. The extension is located to the west of the dwelling and forms half of the width.
- 1.2 To the east is a single storey dwelling which has also been extended at the rear. The dwelling is modest in size and has a pitched roof. A 2.0m fence separates the two dwellings.
- 1.3 To the rear are two large detached two dwellings with long gardens. A 1.8m fence separates the dwellings to the rear. The dwellings are well screened due to a large hedge located within the curtilage of the neighbouring dwelling.

## **2 Planning History**

APP/11/00923

Single storey side and rear extensions.

Permitted. 06/06/2011

## **3 Proposal**

- 3.1 The application seeks to make a revision to planning application APP/11/00923 to include a bay window to the front elevation of the dwelling. Dimensions to the side and rear extension as permitted under APP/11/00923 remain the same.

## **4 Policy Considerations**

National Policies

National Planning Policy Framework

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**

## **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: 7

Number of site notices: 0

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) Effect on neighbours
- (iii) Effect on the character of the streetscene and existing dwelling

(i) Principle of development

7.2 The application site is located within the defined urban area consequently development is considered acceptable in principle subject to development control criteria.

(ii) Effect on neighbours

7.3 The proposed bay window is set off the side elevation of the existing dwelling by 0.7m and extends out from the front elevation by 0.6m. The increase in bulk at this length and siting is unlikely to result in a bulky or visually intrusive form of development which could appear overbearing to neighbours. Windows are proposed to all three sides of the bay window, the windows look out over the front driveway of the neighbouring dwellings. Consequently the development is unlikely to lead to an increase in overlooking to the neighbouring windows or garden area.

(iii) Effect on the character of the streetscene and existing dwelling

7.4 Dwellings within Elm Close Estate have been significantly developed over time with very little consistency or thread of design remaining. The character of the dwelling has already been slightly altered by the side extension. The bay window is thought to add some design merit to the front elevation. The proposal is therefore unlikely to result in an adverse impact to the character of the streetscene and the existing dwelling.

## 8 **Conclusion**

- 8.1 The proposed bay window in this location and at this size is unlikely to result in an adverse impact to neighbours or the character of the streetscene.

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## 9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00706 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 received to the Council 15th July 2013  
Block plan received to the Council 15th July 2013  
Existing elevations received to the Council 15th July 2013  
Proposed elevations received to the Council 15th July 2013  
Existing floor plan received to the Council 15th July 2013  
Proposed floor plan received to the Council 15th July 2013  
Sections received to the Council 15th July 2013

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