
Site Address:	Westover, Manor Road, Hayling Island, PO11 0QR		
Proposal:	Single storey side extension.		
Application No:	APP/13/00437	Expiry Date:	11/07/2013
Applicant:	Ms Macey	Team:	Team 2
Agent:	Russell	Case Officer:	Richard Nash
	CRArchitects		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a reasonably sized semi-detached two storey dwelling of traditional design and brick and tile finish, located within an irregularly shaped plot on the eastern side of Manor Road, north of its junction with Gilbert Mead. To the front of the dwelling the site is hardsurfaced with gravel and concrete. Boundary fencing to the site comprises panel fencing. A protected tree is located to the rear of the dwelling, with further examples in the gardens of adjoining properties. The area is predominantly characterised by medium density residential development, although a caravan park is located slightly to the north and the land to the rear (east) of the site is in open agricultural use.

2 Planning History

06/70538/000

Single storey side and rear extension. Approved.

09/60538/001

First floor extension to side and rear. Refused for reasons relating to design.

3 Proposal

The current application proposes the construction of a single storey side extension to 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

Arboriculturalist:

No implications for protected trees, provided that building materials are not stored at the rear of the site.

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: Nil

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

(i) Principle of development

It is considered that the provision of an extension 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 sit to the front of that approved in 2006 and would effectively 'fill in' the north west corner of the dwelling at ground floor level. The proposal would increase the footprint and bulk of the dwelling by a relatively modest amount and would appear as a complementary and subservient addition to the existing building, without materially reducing external amenity or parking space. Views of the proposal from the public domain would be limited and at a distance of approximately 12 metres, and within the context of the existing dwelling and boundary treatments. It is therefore considered that the proposal 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 its construction. The Tree Officer has confirmed that the proposal would have no impact on protected trees, provided that building materials are not stored at the rear of the site.

(iii) Impact on neighbouring amenities

The proposal would be of single storey height and generally well screened and at a similar distance to the existing dwelling from neighbouring properties. It is therefore

considered unlikely that the proposal would result in a detrimental additional degree of impact on adjoining properties in terms of loss of light, outlook or overbearing effect. The proposal is of single storey height and would include one high level window at a distance of approximately 2 metres from the boundary with the dwelling to the north. It is considered that this would not result in any significant potential for overlooking of the adjoining property.

8 Conclusion

The proposed extension 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/13/00437, 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
13/005/02 A (Proposed Ground Floor Extension - Plans and 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, 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.

- 4 No materials, plant or machinery connected with the development hereby permitted shall be stored to the rear of the existing dwelling on the site, unless a specification of measures to be undertaken to prevent damage to existing trees has been submitted to and approved in writing by the Local Planning Authority. All measures forming part of such approved specification shall be undertaken and fully adhered to at all times which such implementation is in progress. Any such tree which is nevertheless seriously damaged during that implementation shall be replaced within 6 months of the occurrence of such damage by another of the same species in the same position and of a height when planted to be agreed by the Local Planning Authority.

Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to

policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.