Appeal Decision

Site visit made on 29 July 2010

by Richard J Maile BSc FRICS

an Inspector appointed by the Secretary of State for Communities and Local Government

The Planning Inspectorate
4/11 Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

☎ 0117 372 6372
email:enquiries@pins.gsi.gov.uk

Decision date:
4 August 2010

Appeal ref: APP/X1735/D/10/2131119
124 Havant Road, Hayling Island, Hampshire, PO11 0LJ.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr M Taylor against the decision of Havant Borough Council.
- The application ref: 10/70835/004, dated 28 January 2010, was refused by notice dated 14 April 2010.
- The development proposed is first floor side addition over existing garage under construction under previous approval.

Preliminary Matters

1. The Council unilaterally amended the description of the development to "one and a half storey side addition." I agree that this does not accurately describe the proposal before me and I have therefore adopted the wording as set out in the planning application form.

Decision

2. I allow the appeal and grant planning permission for first floor side addition over existing garage under construction under previous approval at 124 Havant Road, Hayling Island, Hampshire, PO11 0LJ, in accordance with the terms of the application, ref: 10/70835/004 dated 28 January 2010, subject to the following conditions:

    1) The development hereby permitted shall begin not later than three years from the date of this decision.

    2) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

    3) Prior to first occupation of the building hereby permitted space shall be laid out within the site for 3 cars to be parked clear of the highway in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority. The car spaces shall be kept available at all times for the parking of motor vehicles for the sole benefit of the occupants of the dwelling of which they form part and their visitors, and for no other purpose, and shall be permanently retained as such thereafter.

4) The development hereby permitted shall be carried out in accordance with the following approved plans:

- site plan scale 1:1250;
- block plan scale 1:500;
- Plan A1 (Existing Ground Floor) scale 1:50;
- Plan A2 (Existing First Floor) scale 1:50;
- Plan A3 (Existing Elevations) scale 1:100;
- Plan A4 (Proposed First Floor) scale 1:50,
- Plan A5 (Proposed Elevations) scale 1:100,
- Plan A6 (Existing Section AA) scale 1:50.

Main Issue

3. From my inspection of the appeal site and surrounding area and consideration of the representations, I am of the opinion that the principal issue in this case is the effect of the proposed extension upon the appearance of the street scene.

Reasons

4. The property comprises a detached bungalow with existing accommodation within the roof space. Planning permission has, I understand, been granted for the erection of a garage to the side of the property and single storey additions to the rear. At the time of my site visit the southern wall of the garage had been constructed.

5. Policy D1 of the Havant Borough District Wide Local Plan 1996-2011 is a "saved" policy. It requires, amongst other matters, that new development is to a high quality design which creates an attractive environment, that has its own distinctive identity but which respects and enhances local character.

6. The Council is concerned that the roof height of the extension will be the same as that of the original dwelling and, given its proximity to no. 122 to the south, will result in a cramped appearance. No. 122 is a small detached bungalow with a steeply pitched roof that slopes away from the common boundary.

7. The extension will be located within approximately 1.5m of no. 122. However, its impact upon the street scene will be reduced by its hipped barn end roof and by the steeply sloping nature of the roof to no. 122. There is also a mature laurel hedge on the common boundary, which will further lessen the effect of the proposal on the appearance of the locality.

8. In arriving at my decision to allow this appeal I have noted that no. 126 to the north, which is a two storey chalet with gable end, is sited only some 2m from the subject property**.** This has not brought about any unacceptable impact upon the character or appearance of the surrounding area, where properties vary considerably in their age, design, siting and relationship between dwellings.

9. I consider that the design of the extension is to a high quality and that the alterations will act as a link between nos.126 and 122. The proposal therefore meets the criteria of Policy D1 of the Local Plan.

Conditions

10. Condition 2 will ensure that the materials of the extension reflect those of the existing dwelling. Given the busy nature of Havant Road, which is classified A3023, Condition 3 is necessary so that the existing parking provision on site is retained. Condition 4 is imposed in the interests of good planning and for the avoidance of doubt.

R. J. Maile

INSPECTOR