
Site Address:	The Pines, Copse Lane, Hayling Island, PO11 0QB		
Proposal:	New pitched roof and alterations to existing flat roofed garage.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00634	Expiry Date:	18/09/2023
Applicant:	Mrs J Thakhar		
Agent:	Mr P Walker	Case Officer:	Denise Sheath
	Island Design		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

The Pines, Copse Lane, Hayling Island, is a chalet style detached house located on the north eastern side of Copse Lane. The property is constructed with red/brown brick with white render to all elevation, with a grey slate roof. The property benefits from a decorative porch to the centre of the front elevation, single storey rear extension with dormers to the front and rear roof slope. The property has an existing flay roof double garage adjacent to the front south western side boundary, the site has ample accommodation for a number of cars to the front of the dwelling.

2 Planning History

03/69044/000 - Erection of a detached single storey structure to the north west of the dwelling house to provide ancillary living accommodation. REF - 15/06/2004
09/69044/001 - Alterations and additions to existing chalet bungalow to form a full two storey dwelling. REF - 26/08/2009
09/69044/002 - Application for a Lawful Development Certificate relating to the proposed siting of a static caravan on a concrete hard standing. WD - 27/06/2012
APP/10/00268 - Single storey rear extension. (Revised scheme.) PERM - 06/08/2010
APP/15/00462 - Raising of roof height and extension of roof to sides and rear to create additional first floor living accommodation; single storey rear extension; new front porch. PERM - 22/06/2015
APP/19/00780 - Erection of boundary fence and gates, alteration to existing access and 1 new access/crossover from Copse Lane and native hedge (30.06.20). Request to discharge condition 5 (01.02.21). PERM - 30/06/2020

3 Proposal

New pitched roof and alterations to existing flat roofed garage.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Developer Services, Southern Water

Please see the attached extract from Southern Water records showing the approximate position of our existing public foul sewer within the development site. The exact position of the public asset must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

- The 225 mm diameter gravity sewer requires a clearance of 3 metres on either side of the gravity sewer to protect it from construction works and to allow for future maintenance access.
- No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water.
- No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of public or adoptable gravity sewers.
- All existing infrastructure should be protected during the course of construction works.

Please refer to: southernwater.co.uk/media/3011/stand-off-distances.pdf

It is possible that a sewer now deemed to be public could be crossing the development site.

Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Our initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required.

This should not involve disposal to a public foul sewer and should be in line with the Hierarchy of H3 of Building Regulations with preference for use of soakaways.

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h
For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:

SouthernWaterPlanning@southernwater.co.uk

Ecologist, Planning Policy Team

Dear Denise,

APP/23/00634 | New pitched roof and alterations to existing flat roofed garage. | The Pines, Copse Lane, Hayling Island, PO11 0QB

Thank you for consulting me on this application.

I have no comments to make on ecological matters. In my view, the garage is not likely to be of ecological value and no further information is required.

If you have any queries, please don't hesitate to contact me.

Kind regards,

Tristan

Tristan Norton

Principal Ecologist | E: tristan.norton@havant.gov.uk

Planning Services, Havant Borough Council, Public Service Plaza, Havant, PO9 2AX

Natural England Government Team

No comments received

Portsmouth Water

Service connections are not shown but it should be assumed that all premises are supplied from the water distribution network. Other connections not related to properties, such as field supplies, may also exist so we would suggest a visual/CAT scan/Ground Radar survey is undertaken prior to any hand or mechanical excavation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. This documentation is available at

<http://www.hse.gov.uk/pubns/priced/hsg47.pdf>

Copies of guidance notes: Working near distribution apparatus and Guidance for working near or over a Trunk Water Main are enclosed. Please read carefully as the conditions will apply to any work you undertake in the vicinity of Portsmouth Water assets.

It is important to ensure that a copy of the above guidance is provided to those undertaking any work which may affect our apparatus.

Please note Portsmouth water has no responsibility for any underground drainage or sewerage infrastructure. Enquiries regarding these assets should be directed to the relevant authority/company.

Southern Gas Networks - stage 1

Please find an extract from our mains records for your proposed work area, any SGN assets are described in the map legend. On some occasions blank maps may be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries.

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed.

Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

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: Not applicable.

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 and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Southern Gas

(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 management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 The alter the existing double garage located to the front south western elevation of the property. Part of the proposal is to replace the existing flat roof of the garage with a new pitched roof. The proposed roof would have an eaves height of 2.7m with a maximum height of 4.4m (a 2m height difference than the existing flat roof). The garage is also to be extended by 0.225m to the front (East) elevation. The other alterations include changes to the fenestration to the side elevations by removing, bricking up and rendering the existing window which is located to the to the southern side elevation; replacing the existing window to the northern side elevation with a smaller window and an new entrance door. Replacing the existing two single garage doors with one double garage door which will be grey in colour to match the front door of the property. All the external elevations are to be re-rendered with a white render to match the existing colour. The gable ends of the roof alteration are to be clad with cedral cladding grey in colour to also match the front door of the property and th new proposed garage double door. The proposed alterations would be of a high quality design and materials and would be in keeping with the host dwelling.

7.4 The proposed garage roof would be partially visible form the streetscene of Copse Lane, but would be mainly screened by the natural boundary treatment of hedging at a 2.5m height fronting Copse Lane. It is not considered that the proposed garage alterations would have a harmful impact upon the streetscene or the character of the application site.

7.5 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.6 A field is located directly opposite at the front of the application site. This area would not be negatively impacted by the proposed garage alterations.

7.7 The proposed garage alterations would not be readily visible to the neighbouring property to the east (Kingfisher House). It is therefore considered any impact upon this neighbouring property would be minimal and acceptable.

- 7.8 The proposed roof alterations to the garage would have a 1m distance from the shared boundary with the neighbouring property to the west (The Orchard) with a 2m distance from the side facing elevation. Although there may be a slight impact due to the roof height increase of the roof, the roof is designed to slope away from the neighbouring side the facing elevation. Therefore it is considered that the impact upon this neighbouring property would be limited and acceptable.
- 7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Southern Gas

- 7.10 Southern Gas were consulted on this application and provided information relating to when works get carried out. Relevant information can be provided to the applicant by way of an informative.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00634 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by 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:

Application Form - Received 15 August 2023
Photos of existing Garage - Received 15 August 2023
Location and Proposed Block Plan - Received 15 August 2023
Existing Floor Plan and Elevations - Received 15 August 2023
Proposed Floor Plan and Elevations - Received 15 August 2023
Confirmation of Cladding Colour - Received 12 September 2023

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

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.