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Site Address: 9 Woodlands Lane, Hayling Island, PO11 0JU  
Proposal: Rear single storey extension, new window to front elevation and change of materials to front elevation  
Application Type: Full Planning Permission  
Application No: APP/23/00884 Expiry Date: 10/01/2024  
Applicant: Mrs Mannan  
Agent: Mr I Murray Case Officer: Denise Sheath  
Ward: Hayling West

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

9 Woodlands Lane, Hayling Island, is a two storey semi-detached property constructed with red/brown brick with a clay hung tiles to the front first floor elevation. The property benefits from a detached single storey garage to the rear south eastern boundary. The front of the property is partially laid to lawn with a tarmac area leading to the rear detached garage. The rear garden is laid to lawn with boundary treatments consisting of 2m close boarded wooden fencing to the rear and rear side elevations, with a 1m close boarded wooden fence to the front eastern side boundary with a 1m high hedge to the front western side boundary.

## **2 Planning History**

None relevant

## **3 Proposal**

Rear single storey extension, new window to front elevation and change of materials to front elevation

## **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

CS15 (Flood and Coastal Erosion)  
CS16 (High Quality Design)

### 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 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 public foul sewer requires a clearance of 3 metres on either side of the public foul 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 foul 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](https://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.

Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: [developerservices.southernwater.co.uk](https://developerservices.southernwater.co.uk) and please read our New Connections Charging Arrangements documents which are available on our website via the following link:

[southernwater.co.uk/developing-building/connection-charging-arrangements](https://southernwater.co.uk/developing-building/connection-charging-arrangements)

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building

Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm Sewer
- Combined Sewer

Guidance on Building Regulations is here:

[gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h](https://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](https://southernwater.co.uk) or by email at:

[SouthernWaterPlanning@southernwater.co.uk](mailto:SouthernWaterPlanning@southernwater.co.uk)

## **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: 4

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) Flood Risk

- (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 proposal is for the erection of a single storey extension following demolition of the

existing rear conservatory. The proposed conservatory will have a depth of 3.8m, spanning 5.3m across the width of the property, an eaves height of 2.8m with a maximum height of 3.7m, 2No. roof lights are proposed with then roof slope of the extension. The materials used in the construction of the extension will match the existing face brick and roof tiles of the existing property. Due to its location to the rear the proposed extension is not readily visible from the streetscene.

- 7.4 A new window is proposed to the front first floor elevation. This proposed window will serve an ensuite to the master bedroom. The proposed window is small in scale and would not look out of keeping with the context ion the main dwellinghouse or crate a harmful impact upon the character of the streetscene.
- 7.5 It is proposed to replace the existing clay hung tiles to the first floor front elevation with a Cedral cladding black in colour. The proposed cladding would be visible from the public realm. It is noted that the properties within the streetscene of Woodlands Lane are a mix of materials and pallets and it is considered there would be an negligible impact on the existing mixed streetscene.
- 7.6 The design and appearance of the proposals are deemed appropriate in context to the main building and are 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

- 7.7 The proposed new window and cladding to the front elevation would not have a harmful impact upon the neighbouring properties to the north (front) or east and west elevations (side). The proposed front window will serve a bathroom and will therefore be obscurely glazed. It is therefore considered that the proposals would have a minimal and acceptable impact upon the neighbouring properties.
- 7.8 The proposed extension will have a 31m distance to the rear boundary. It is not considered the proposed extension would have a harmful impact upon the neighbouring property located to the rear (Saltmarsh House).
- 7.9 The proposed extension would maintain the 2m distance to the shared eastern boundary with No. 7 Woodlands Lane, with a 4m distance to the rear facing elevation. The proposal would be partially screened by the 1.8m close boarded fencing to the shared boundary. It is not considered the proposed extension would create a harmful impact upon this neighbouring property in terms of loss of light, outlook or privacy, not would the proposal be overbearing or cause overshadowing. It is therefore considered the impact upon this neighbouring property would be minimal and acceptable.
- 7.10 The proposed extension would not protrude any further than the existing single storey extension located to the rear of the adjoining neighbouring property No.11 Woodlands Lane. It is not considered the proposed extension would create a harmful impact upon this neighbouring property in terms of loss of light, outlook or privacy, not would the proposal be overbearing or cause overshadowing. It is therefore considered the impact upon this neighbouring property would be minimal and acceptable.
- 7.11 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).

(iv) Flood Risk

- 7.12 The proposed alterations fall within the definition of 'minor development in relation to flood risk and does not require a consultation or further action.

**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.

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**9 RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00884 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 November 2023  
Design and Access Statement - Received 15 November 2023  
Flood Risk Matrix - Received 15 November 2023  
Existing Floor Plans - Drawing No. A102 - Received 15 November 2023  
Existing Elevations - Drawing No. A103 - Received 15 November 2023  
Existing Sections - Drawing No. A104 - Received 15 November 2023  
Existing 3D Site View - Drawing No. A106 - Received 15 November 2023  
Existing Site View - Drawing No. A105 - Received 15 November 2023  
Proposed Site and Location Plan - Drawing No. A111.V3 - Received 15 November 2023  
Proposed Floor Plans - Drawing No. A112.V3 - Received 15 November 2023  
Proposed Elevations - Drawing No. A113.V3 - Received 15 November 2023  
Proposed Sections - Drawing No. A114.V3 - Received 15 November 2023  
Proposed 3D Site View - Drawing No. A116.V3 - Received 15 November 2023  
Proposed Site Views - Drawing No. A115.V3 - Received 15 November 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.