
Site Address: 27 Hollow Lane, Hayling Island, PO11 9AA
Proposal: Proposed enlargement of original portion of dwelling by additional storey; Single storey side flat roof extension, a new hipped roof to the existing garage area, new open sided porch to the eastern elevation. New external wall and roof finishes (cladding, render, tiles).
Application Type: Full Planning Permission
Application No: APP/24/00370
Applicant: Mr & Mrs O'Brien-Ewart
Agent: Mr R Lilley
Ward: Hayling West

Expiry Date: 09/07/2024
Case Officer: Denise Sheath

Lilley Architecture

Recommendation: **GRANT PERMISSION**

1 Site Description

27 Hollow Lane, Hayling Island, is a detached chalet style bungalow constructed with red/brown brick with a clay hung tiled roof. The property benefits from a single storey rear/side extension. No.27 is located on a corner plot within the streetscene of both Hollow Lane and South Road. The front and side garden areas are predominately laid to lawn, vehicle access to the property from South Road with a hard surfaced area for the parking of vehicles. The boundary treatment to the eastern and southern boundary consists of a brick and flint wall at approximately 1.2m in height, with a 2m brick wall to the western side boundary with 2m close boarded fencing to the rear northern boundary.

2 Planning History

24631_1 – Single storey extension and alterations – Permit 16 February 1976

3 Proposal

Proposed enlargement of original portion of dwelling by additional storey; Single storey side flat roof extension, a new hipped roof to the existing garage area, new open sided porch to the eastern elevation. New external wall and roof finishes (cladding, render, tiles).

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

Foul and Surface Water Drainage

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

To make an application visit Southern Water's Get Connected service: 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

Please note: There is 100 mm public foul sewer within the access of the development site. No development or tree planting should be carried out within standoff distance of public apparatus without consent from Southern Water.

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

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.

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

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: 3

Summary of objections:

- Out of keeping - See Section 7.
- Materials not in keeping with the area - See section 7.
- The property is almost doubling in size - See Section 7.
- Loss of outlook from single storey element - See Section 7.
- Height of the single storey element will cause a loss of light and overshadowing - See Section 7.
- A flat roof to the single storey extension would be preferred - *Amended plans were submitted revising the height of the single storey extension.*
- Overlooking and loss of privacy from the two bedroom windows at first floor level within the west elevation - See Section 7.
- Why are there no solar panels - *The applicant/agent have not included solar pabels in their design*
- Unable to see a boiler or wood burner on plans, if one is proposed the vents could onto neighbouring property causing health conditions - *The plans show no vents facing the neighbouring property to the north*
- Concerns about future development at the property - *The Local Planning Authority are unable to predict if any future development at the site will be submitted, notwithstanding this any application received will be assessed on its own merits.*
- Altering the property for financial benefit - *Not a material planning consideration*
- Concerns regarding the parking of construction vehicles around local area during construction period which could cause a highway hazard.- *The property has adequate parking for vehicles. If constructions vehicles being a highway hazard the highways authority should be contacted as any issues regarding highway safety would need to be dealt with under their legislation.*

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) Parking

(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 first element of the proposal is for an additional storey to be added to the main part of the bungalow creating a two storey style dwelling house. The proposed extension would increase the height of existing roof ridge line from approximately 5.9m to 7.7m. The design of the roof will be a pitched roof design with gable ends to the front and rear elevations. 2No. roof lights are propped to the northern roof slope to serve the stairwell. The proposed ground floor and first floor alterations would allow for a refiguration of the internal layout to the property creating additional bedrooms and a family bathroom at first floor level.

- 7.4 As to the impact on the street scene, the property is located on a corner plot at the junction of Hollow Lane and South Road. The section of Hollow Lane in which the application site is located within consists of detached two storey dwellinghouses. The South Road streetscene is located to the north directly behind the application site and comprises of detached chalet bungalows with two storey properties further north of South Road.
- 7.5 Although the additional storey would alter the appearance of the single storey bungalow to a two storey dwellinghouse, the building line of the property would be in keeping with the building lines and heights of the properties within Hollow Lane. As viewed from South Road, the property would maintain a single storey height adjacent to the neighbouring bungalow, therefore, providing an acceptable transition between building heights. This element of the proposal is therefore not considered to be out of keeping within the street scene of Hollow Lane or have a harmful impact upon the visual character of the area.
- 7.6 The proposals include a change from the existing external materials used in the construction of the bungalow. The proposed materials introduce white render to the ground floor elevations of the dwellinghouse with a Thermowood Cladding Larch in colour to all first floor elevations and to the southern and western elevation of the extension. The proposed roof pitch materials are to change from a red/brown concrete hung tile to a grey slate tile. The proposed material amendments to the property would create a modern contemporary design. It is noted that the properties within the streetscene of both Hollow Lane and South Road have a variety of mixed pallets and materials. It is therefore considered that the proposed material alterations would not have a harmful visual impact upon the streetscenes of Hollow Lane and South Road.
- 7.7 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

7.8 Nos.18, 18a & 20 Hollow Lane

The neighbouring properties located to the front (south) elevation of the property have a distance of in excess of 30m from the proposed development. These properties are separated from the application site by the highway of Hollow Lane. It is not considered that the proposals would have a harmful impact upon these neighbouring properties. Any impact would be considered minimal and acceptable.

7.9 No. 29 Hollow Lane

The neighbouring property located to the eastern side boundary of the property would have a distance of approximately 26.5m from the side facing elevation of the application site. The properties are separated by the highway of South Road. It is not considered that the proposals would have a harmful impact upon this neighbouring property. Any impact would be considered minimal and acceptable.

7.10 No. 23 Hollow Lane

The side facing elevation of the neighbouring property located to the western side boundary of the property would have a distance of approximately 10m from the side facing elevation of the single storey extension and a distance of 17.5m from the side facing elevation of the additional storey. One window is located with the first floor side elevation of No.23. It is considered that the separation distance between the two properties is sufficient for a side to side relationship and there would be no demonstrable harm caused to the neighbouring property, in terms of privacy. No objections have been received from the property.

7.11 No.1 South Road

The additional storey element of the proposal would have an approximate 9m distance to the side facing elevation of the neighbouring property to the north, due to the distance it is considered that this element of the proposal would not cause a harmful impact in terms of over shadowing, loss of light or would this element of the proposal be overbearing.

The proposed windows within the western first floor elevation would have a limited view into the rear garden. The neighbouring properties at No.21 & No.23 Hollow Lane have first floor windows which can directly overlook onto No.1. Therefore, a degree of overlooking into the garden of No.1 already exists. It is therefore not considered that the view to the rear of the garden from the new first floor windows within the western elevation would justify a warrant of refusal of the application.

The single storey extension element of the proposal would have a 1.3m distance increasing to 1.5m toward the rear shared boundary with the neighbouring property to the north. The rear facing elevation of the extension having an approximate 3m distance increasing to 3.5m to the rear/side facing elevation of No.1. The proposed block plan has shown that a 45 degree light test has been undertaken in accordance with Havant Borough Council's Design Guidance to assess the impact of the proposed extension. The assessment shown that the proposed single storey extension would meet the acceptable requirements set out within the Havant Borough Council Design Guide and would not adversely impact on residential amenity.

A window and side entrance door serving the proposed utility room are proposed to the northern elevation of the single storey extension. The window and door would face onto the southern side elevation of no. 1 South Street. Only one set of doors are located within the neighbouring facing elevation. It is therefore considered that this element of the proposal would have a minimal and acceptable impact on this property, in terms of privacy.

7.12 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) Parking

- 7.13 There is an increase in the number of bedrooms from three to five, subsequently there will be a requirement for three on site parking spaces as recommended in the HBC Parking SPD (July 2016). The proposed block plan submitted as part of the application demonstrates that 3No. parking spaces could be accommodated within the curtilage of the site and a condition is recommended to retain the spaces for parking at all times.

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/24/00370 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 16 May 2024
Location and Proposed Block Plan - Drawing No.563 PL01 REV P2
Proposed Elevations - Drawing No.563 PL06 REV P3
Proposed Floor Plans - Drawing No. 563 PL04 REV P2
Proposed Roof Plan - Drawing No. 563 PL05 REV P2

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.

- 4 The development shall not be brought into use until a minimum of 3No. parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.