
Site Address:	30 Fishery Lane, Hayling Island, PO11 9NR		
Proposal:	Proposed single storey front extension and alterations.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00914	Expiry Date:	19/12/2023
Applicant:	Mr Colborne		
Agent:	Farhad Aarabi	Case Officer:	Joseph Toole
	Aldwick Construction & Design		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

30 Fishery Lane, Hayling Island, is an end of terrace property located to the south side of Fishery Lane. The property comprises of facing brickwork, double lap concrete roof tiles and a flat roof. Vehicular access is from Fishery Lane with parking to the front and side.

The property is located within a mostly residential area with surrounding properties differing in style and design. To the east of the property serves the entrance into No.32 Fishery Lane.

2 Planning History

97/52442/003 - Crown reduction, thinning and balancing of Red Horse Chestnut tree covered by TPO 982
, PERM,04/11/1997
92/52442/001 - Reduce by 20%, thin by 10-15% and raise to 3-4m crown of Horse Chestnut tree covered by TPO 982., PERM,07/09/1992

3 Proposal

The proposal is for a single storey front extension replacing the existing lean to structure. It would serve part of a bedroom and a utility room with a width of approximately 2.4 metres, a depth of approximately 7 metres with a flat roof having a maximum height of approximately 3.2 metres.

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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Leah Turner - Hayling East

No Comment.

Councillor Mark Coates

No Comment.

Councillor R Raines - Hayling East

No Comment.

Developer Services, Southern Water

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 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

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Do not have any fundamental objection to the single storey side extension	
The plans and elevations of existing does not show the carport	Noted
Not sure on the intended boundary treatment between No.30 and No.32. Wish for a condition.	It would be a 1.8 metre high fence
The proposed new windows to the new side elevation would be below 1.8m. Should be obscurely glazed via condition	Please see Section 7.
Eaves height of the proposed side extension should not exceed 2.5 metres if within 2 metres of the boundary	This is a permitted development requirement and does not relate to this type of application.
The proposed extension will result in the loss of an existing car parking space contrary to the application form	Please see Section 7.
The proposed boundary described on the application drawings is not in accordance with HM Land Registry Title Deeds	A revised Location Plan has been submitted.

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) Drainage matters
- (v) Parking matters

(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 proposed extension would have facing brickwork to match the existing property with a felt covering flat roof. These are considered to be inkeeping with the context of the main dwellinghouse and the character of the area.

7.4 The proposed works would be visible from the street scene. The proposed extension would not extend out beyond the existing front wall of the main dwellinghouse thus not disrupting the building line. Due to its modest size replacing the existing lean to structure it is not considered to have an adverse impact upon the street scene, appearing subservient to the main dwellinghouse.

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 The proposed works to the front of the property are not considered to have an adverse impact on the properties opposite.

7.7 On the east side facing the access into No.32 Fishery Lane and the side wall of No.32a Fishery Lane the proposed extension would go along the boundary. Due to its distance off the boundary by 1 metre and its single storey design it is not considered to appear overbearing or result in the harmful loss of light to the surrounding properties. There would be two windows on this side serving a utility room and bedroom. Whilst these would face out onto the side wall of No.32a Fishery Lane it would be screened by the 1.8 metre high fencing along the neighbour's boundary thus not causing harmful overlooking.

7.8 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) Drainage matters

- 7.9 Southern Water commented on the application raising no objection. An informative would be added to the decision if permission is forthcoming.

(v) Parking matters

- 7.11 The proposed works would continue to provide 2 bedrooms with the removal of the lean to structure. There would be sufficient space on site to provide 2 car parking spaces on site in accordance with the Havant Borough Parking Standards SPD. Therefore, the proposal complies with Policy DM13 of the Havant Borough Core Strategy (2011).

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/23/00914 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:

Revised Location Plan - 01 dated 20/12/2023
Revised Block Plan - 01 dated 20/12/2023
Proposed Floor Plans and Elevations - 1249-02 revised 19/12/2023
Existing and Proposed Roof Plans - 1249-03 revised 19/12/2023

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used 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.