
Site Address: 32 Castlemans Lane, Hayling Island, PO11 0PZ
Proposal: Part front two storey extension and part front first floor extension over the existing garage with some internal changes.
Application Type: Full Planning Permission
Application No: APP/23/00448 Expiry Date: 11/08/2023
Applicant: Mrs Patrick
Agent: Mr Rosenthal Case Officer: Joseph Toole
 Rosenthal Design Services Ltd
Ward: Hayling West

Recommendation: **REFUSE PERMISSION**

1 Site Description

32 Castlemans Lane, Hayling Island, is a two storey semi detached property located to the east side of Castlemans Lane. The property comprises of brickwork, cream render and grey roof tiles. Vehicular access is from Castlemans Lane with parking to the front.

The property is located within a rural residential area with some surrounding properties of similar design and others differing.

The application site is within 50 metres of the Wader and Brent Goose Strategy site.

2 Planning History

No relevant planning history.

3 Proposal

The proposal is for a part front two storey extension and part front first floor extension over the existing garage. It would be used as a porch and garage on the ground floor and master bedroom with an en-suite on the first floor.

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of
 Havant Borough)
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)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Brenda Linger - Hayling West
No Comment.

Councillor Julie Richardson
No Comment.

Councillor Paul Gray
No Comment.

County Ecologist (1)
Thank you for consulting me on this application.

The application is not accompanied by any ecological information. Whilst I would not expect the dwelling to be of significant ecological importance, features such as gaps within roof materials may be suitable for protected species such as roosting bats and the proposed works will result in the disturbance of roof materials and any void/s below. It is not currently possible for me to determine whether such features are present.

In this instance I would be happy to review recent, good-quality photographs of the areas of the dwelling to be affected. This should include roof tiles, soffit/fascia areas and any roof void interior areas. This should enable me to provide a more informed view of the potential for protected species to occur. Should photos prove inconclusive or show that suitable features for protected species are present, then I would recommend that the applicant commissions an ecological assessment. This should comprise as a minimum a Preliminary Ecological Appraisal (PEA), to be provided by a qualified ecologist. The Chartered Institute of Ecology and Environmental Management (CIEEM) (www.cieem.net) holds a database of suitably qualified ecologists.

A preliminary ecological appraisal will determine whether there is any evidence of protected habitats or species or whether the site offers habitat suitable for supporting protected species, and whether the proposed works are likely to result in impacts to those habitats or species. Unless the qualified ecologist is able to conclude that there is no reasonable likelihood of protected species being present (due to negligible potential) or that if present they are not to be impacted by the works, it is likely that further ecological survey work (Phase 2 survey) will be required prior to determination of the application. The results of any further surveys should be used to provide an assessment of the likely ecological impacts of the proposed works and to inform any mitigation, compensation and enhancement measures.

NPPF, Circular 06/2005 and Natural England Standing Advice on Protected Species, require that planning decisions are based on full, up-to-date ecological information and it is essential that all necessary survey, assessment and mitigation information is available to the LPA prior to determination, particularly in the case of protected species, which are a material planning consideration. This will enable the LPA to determine the application on the basis of full knowledge about the ecological impacts of the proposal and to ensure that any impacts can and will be mitigated, and are acceptable.

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

Officer Comments

This has sent onto the applicant's agent who then provided detailed photographs.

County Ecologist (2)

Thank you for forwarding photographs of the application site.

Based on the submitted photographs I am content to conclude that the risk of impacts to protected species is likely to be negligible. The roof is clad with what appear to be tightly fitting slates and the uPVC soffit/fascia appear tightly fitted to the walls.

Because no specific impacts have been identified, and if you are minded to grant permission, then it may be more appropriate to add an informative note reminding the applicant of the legal protection afforded bats and that the works should be carried out sensitively to ensure that impacts continue to be avoided. For example:

Bats and their roosts are protected under the Conservation of Habitats and Species Regulations 2017. All work must stop immediately if bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during development works - should this occur, further advice should be sought from Natural England and/or a professional ecologist.

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 150 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 new 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.

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

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

Natural England Government Team

No Comment.

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.

If you require any further information please do not hesitate to contact us.

Portsmouth Water

Please find attached the plan(s) showing the approximate position of water mains at the requested location.

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.

Scottish and Southern Electricity Networks

SSEN Distribution - Asset Network Plans

We have sent you the plans of our network records within the area requested. You will shortly receive responses each of the following; any High Voltage Mains cables and Low Voltage Mains cables.

Attached to this email is the 'Guide to Interpreting' which includes the legends for the plans on pages 7-9.

If a Service Cable is not shown on our maps sent, and you require the Cable to be Traced, please contact the General Enquiries Department on 0800 048 3516 (option 3) or via email, ge@ssen.co.uk

If you need further information on our network in this area or a quotation for any required works, please contact the Connections & Engineering Department on 0800 048 3516 or via email, connections@sse.com

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: 2

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 3

Comment	Officer Comment
The extension is of a considerable size, will not fit in with the line or the general look of the other houses in the road	Please see Section 7.
Will reduce light from our windows	
Overlooking from windows	
Block views	
Survey required in relation to bats	Detailed photographs were provided and the Council's Ecologist commented on the application concluding that the risk of impacts to protected species is likely to be negligible

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) Ecology implications
- (vi) Parking matters
- (vii) Other matters

(i) Principle of development

7.2 The application site is located outside of the defined urban area and within an undeveloped gap between settlements/non-urban area. However it is also located within an area of existing development along Castlemans Lane. Policies AL1 and AL2 in the Havant Borough Council Local Plan (Allocations) July 2014 are relevant and Policy AL2 states that planning permission will be granted for developments within undeveloped gaps or non-urban areas that help to define the separate identity of settlements and prevent their coalescence where development relates to small scale householder development. As such, there can be no objection in principle to the proposal, subject to compliance with other Development Plan Policies.

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

7.3 The proposed extensions would have a facing brick finish on the ground floor walls to match existing with the first floor walls to be timber frame and grey cladding. The roof tiles would match the existing property. Whilst it is noted there are no other properties within the street scene of this finish it is considered to be of modern contemporary design often found within residential areas, thus considered to be appropriate.

7.4 Within the National Planning Policy Framework September 2023 it states decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

7.5 Policy CS16 of the Havant Borough Core Strategy states planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design responds positively to existing features of natural, historic or local character within or close to the proposed development site.

7.6 The Havant Borough Design Guide SPD states extensions should look to the existing building as the main reference point for appearance, materials and details such ridge, verge and eave finishes, head and cills, brick coursing, dressings and quoin work. Two storey front extensions will only be acceptable where the building is set well back from the street.

- 7.7 The proposed front extensions would be visible from the street scene. The proposed front extension due to its position and size is considered to be bulky, which would dominate the existing features of the host dwelling. As such it would be an incongruous feature within the street scene having a sufficiently harmful impact on the character and appearance of the locality, contrary to Policy CS16 of the Havant Borough Core Strategy (2011). This proposal would also be contrary to the NPPF which promotes the creation of high quality, beautiful and sustainable buildings and places.
- 7.8 The design and appearance of the proposal is deemed inappropriate in context to the character of the area and is therefore considered to be unacceptable, contrary to the requirements of Policy CS16 of the HBLP (Core Strategy) and Havant Borough Design Guide SPD. It is considered that the scheme would result in an adverse impact on the visual amenity of the locality. In accordance with guidance in the NPPF permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

(iii) Effect on neighbouring properties

- 7.9 The proposed works to the front would face out onto the open green space opposite, thus not considered to have an adverse impact.
- 7.10 On the north side facing No.34 Castlemans Lane the proposed extensions would extend further out at two storey level. It would have a separation distance of approximately 4.6 metres from the side of No.34. Whilst it would reduce some of the outlook from the front windows at No.34, 45 degree angles were provided showing the proposed extensions would not have an adverse impact in terms of loss of light. As such it is not considered overly harmful to warrant a reason for refusal. There would be a ground floor window on this side facing out onto the front driveway of No.34, as such not considered to overlook the neighbour's private amenity space.
- 7.11 On the south side facing No.30 Castlemans Lane the proposed extensions would only extend out slightly further than No.30, therefore not considered to have an adverse impact on the front of the property. However, it would reduce the outlook from the side windows on the ground floor and first floor of No.30 which serve a bathroom, clockroom and the stairs. As these do not serve habitable rooms it is not considered to warrant a reason for refusal.
- 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) Drainage matters

- 7.13 Southern Water commented on the application raising no objection.

(v) Ecology implications

- 7.14 The Council's Ecologist commented on the application requesting good quality photographs to understand if the proposed works would result in disturbance of protected species, notably the roosting of bats. This was provided and the Council's Ecologist commented raising no objection subject to an informative for protection measures to be taken if bats are found on site.

(vi) Parking matters

- 7.15 The proposed works would increase the number of bedroom from 3 to 4 therefore 3 car parking spaces are required to be provided on site according to Policy DM13 of the Havant Borough Core Strategy (2011) and the Havant Borough Parking Standards SPD. The proposed first floor plan shows 3 car parking spaces can be provided to the front of the property, therefore policy complaint.

(vii) Other matters

- 7.16 Comments were received from Portsmouth Water, SGN and Scottish and Southern Electricity Networks for the applicant's attention.

8 Conclusion

- 8.1 In conclusion the proposal by reason of its design and appearance would be an incongruous and prominent feature which would dominate the host dwelling and have a significantly detrimental impact on the character and appearance of the locality and the visual amenity of the street scene, contrary to Policy CS16 of the Havant Borough Local plan (Core Strategy) and the guidance in the NPPF, which positively promotes quality design in developments. It is therefore recommended that the proposal be refused.

9 RECOMMENDATION:

That the Head of Place be authorised to **REFUSE PERMISSION** for application APP/23/00448 for the following reasons

- 1 The proposed front extension due to its position and size would be bulky, dominating the existing features of the host dwelling. As such it would be an incongruous feature within the street scene having a significantly harmful impact on the character and appearance of the locality, contrary to Policy CS16 of the Havant Borough Core Strategy (2011). The proposal would also be contrary to the National Planning Policy Framework which promotes the creation of high quality, beautiful and sustainable buildings and places, which the development fails to achieve.