
Site Address: 34 Tournerbury Lane, Hayling Island, PO11 9DH
Proposal: Proposed pitched roof and solar panels over existing garage.
Application Type: Full Planning Permission
Application No: APP/23/00205 Expiry Date: 12/05/2023
Applicant: Ms Edwards
Agent: Mr Beckmann Case Officer: Selina Donophy
 Beckmann Architecture
 Limited
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a detached, two-storey dwellinghouse located on the South side of Tournerbury Lane, Hayling Island. This area is residential characterised by detached properties varying in size and design, ranging from two storey properties to chalets and bungalows. This property is set back slightly from the street, with a front garden and hard standing driveway leading down to a garage which is set back and located down the side of the property. It has a tiled pitched roof, with white render and sash style windows to the front facade.

2 Planning History

APP/19/00717 - Proposed rear/side single storey infill extension, first floor rear extension, alterations to roof including insertion of velux windows on east and west elevations, insertion of windows to side (east) elevation., PERM,05/11/2019

3 Proposal

Proposed pitched roof and solar panels over existing 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

CS14 (Efficient Use of Resources)
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

Councillor Leah Turner - Hayling East
No comment received

Councillor M Wilson - Hayling East

No comment received

Councillor R Raines - Hayling East

No comment received

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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

(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. The Havant Borough Design Guide SPD and Policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011 set out the Council's support in promoting domestic microgeneration technologies (where appropriate) to help reduce Havant Borough's GHG emissions.

The SPD also identifies the utilisation of building facades and roofs for collecting solar energy for conversion into electricity and/or to heat water for a building's occupants.

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

7.3 This proposal comprises a pitched roof above the existing garage with solar panels to the entire rear roof slope. The roof would not be regular pitch and would be fairly steep when viewed from the front elevation at approximately 4.9 metres to ridge height however the garage is set back from the highway and the pitched roof design would be generally in keeping with the host dwelling which also features a pitched roof. The solar panels would be sited to the rear and would be less visible from the public highway. The proposed materials would include roof tiles to match existing and render to the side to match existing.

- 7.4 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

- 7.5 The garage roof would be sited adjacent to the roof next door at no 32 . At No 32 there is a pitched roof above the ground floor level which features a roof light to the rear elevation serving the ground floor level. Planning history shows this window was previously sited above the garage . The highest part of the proposed roof would be set just forward of this window and noting that this is not the only window serving a habitable room then the impact is considered to be acceptable.
- 7.6 Whilst the solar panels would be visible from properties to the rear, they are not considered to result in harm to the amenity of these properties.
- 7.7 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).

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 Planning be authorised to **GRANT PERMISSION** for application APP/23/00205 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:

BA204-03-001-A PROPOSED PLANS LOCATION AND BLOCK PLANS

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.