
Site Address: 9 Salterns Lane, Hayling Island, PO11 9PH
Proposal: Application for variation of condition 2 of Planning Permission
APP/23/00603 (Single storey glass canopy to front elevation of the property) relating to
addition of glass side walls to approved glass canopy.
Application Type: Variation/Relief of Condition
Application No: APP/23/01003 Expiry Date: 04/01/2024
Applicant: Mr and Mrs Taylor
Agent: Mrs Codrington Case Officer: Josephine Lacey
Eden Verandas
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

9 Salterns Lane, Hayling Island is a single storey bungalow with a pitched roof. It is constructed with red brick and a grey roof tile, with an attached garage projecting from the front elevation, comprised of the same materials as the main dwelling and built to a slightly lower height than the main dwelling. The roof of the garage is also pitched and joins the main roof.

2 Planning History

90/54744/000 - Raise crowns on 2 Silver Birch covered by TPO 861 to 6m.,
ZHIS,16/05/1990
APP/12/00097 - Tree works., UNK,
APP/23/00603 - Single storey glass canopy to front elevation of the property.,
PERM,20/10/2023
APP/23/00986 - Single storey glass canopy to the front elevation of the property -
Version 3 submission of earlier application, UNK,

3 Proposal

Application for variation of condition 2 of Planning Permission APP/23/00603 (*Single storey glass canopy to front elevation of the property*) relating to addition of glass side walls to approved glass canopy.

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)

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 Mark Coates
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: 8

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.

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

7.3 This variation of condition application relates to the addition of glass side walls to the APP/23/00603 permission, which was for a larger glass canopy than what was existing to extend from the garage. The dimensions are 4m by 4m, with a sloping glass roof with a minimum height of 2.4m and a maximum height of 2.7m where it connects to the gable wall of the garage. This design is subservient to the main dwelling and is not deemed to be dominant within the streetscene. The additional proposed glass side walls would extend from the rear wall by 4m.

7.4 The materials to be used will be glass for the roof and walls with aluminium posts and profiles for structural support. These materials are not out of keeping with the main dwelling or surrounding properties.

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 To the east of the dwelling is 9a Salterns Lane. The proposal will be around 15m from the front elevation of this property and will be majority screened by the outbuilding to the front of this property. Therefore, the proposal is likely to have limited and acceptable impact on light, outlook and privacy on this neighbouring property.

7.7 To the west is 7 Salterns Lane. Between this proposal and this dwelling, there is approximately 20 metres, and the highway of 'Simmons Green' also separates the dwellings. This means that the proposal is likely to have limited and acceptable impact on light, outlook and privacy on this neighbouring property.

7.8 The proposal is over 35m from the properties to the front across the highway of Salterns Lane, meaning that the proposal is likely to have limited and acceptable impact on light, outlook and privacy on these properties.

- 7.9 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Trees

- 7.10 There is an existing Tree Preservation Order to the south west of the frontage, which has been proposed to be protected with barriers to minimize damage, though there is no tree present here on the site. Therefore, the tree officer did not object to the development on the original application and stated that the tree matters are no longer a material consideration that could impact the decision.

(v) Bats

- 7.11 The application site is within 50m of Pipistrelle Bat species roost and Common Pipistrelle roost. Due to the scale of the development, the proposal is unlikely to have an impact on these protected species.

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/23/01003 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of the original permission (APP/23/00603).

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:

15 Dec 2023	35680-04 REV A	PROPOSED FLOOR & ROOF
15 Dec 2023	35680-06 REV A	PROPOSED SIDE ELEVATIONS

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.