
Site Address: Ivins, Woodgaston Lane, Hayling Island, PO11 0RL
Proposal: Addition of front porch and roof to front of conservatory, addition of rear two storey extension and rear dormer.
Application Type: Full Planning Permission
Application No: APP/23/00841 Expiry Date: 29/12/2023
Applicant: Mr Sayers
Agent: Mr I Murray Case Officer: Denise Sheath
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

Ivins, Woodgaston Lane, Hayling Island, is a detached pitched roof bungalow constructed with brown brick with a brown hung tiled roof. The property benefits from an integral garage and a side conservatory. The property is set back approximately 10.5m from the highway. The boundary treatment consists of 1.8m fencing to western side and rear boundaries with an approximate 2.5m high hedge along the eastern boundary and a dwarf wall fronting the highway of Woodgaston Lane.

2 Planning History

None relevant

3 Proposal

Addition of front porch and roof to front of conservatory, addition of rear two storey extension and rear dormer.

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**

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 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 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 sewer s.

- 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](https://www.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

Hampshire Biodiversity Information Centre

Within 50m Notable and protected species - Pipistrelle Bat species roost

Within 50m Wader and Brent Goose Strategy H57 Low Use Site, H58A Secondary Support Site

Officer comment:: It is not anticipated that the domestic scale development are likely to result in harm to off site protected species.

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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 outside defined urban area, however, the proposals relate to extensions to a residential property and are considered acceptable in principal subject to development management criteria.

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

7.3 One element of the proposal is for the erection of a porch to the centre of the front elevation of the property. The proposed porch would have a pitched roof design with a front gable. The proposed porch will have a depth of 1.6m from the original front elevation, an eaves height of 3m and a maximum height of 4.7m, the pitch roof will extend a further 1.8m from the front elevation of the external front wall elevation of the porch to create a canopy. The materials to be used in the construction of the porch will be facebrick to match the existing with timber supports and frame to the porch canopy, glazing is proposed within the gable end of the porch roof. The roof to the front elevation of the side conservatory is to be replaced with tiles to match the existing roof slope of the main dwellinghouse and garage fronting Woodgaston Lane. These proposals would be visible from the streetscene of Woodgaston Lane. It is considered that the design and proposed materials of the proposal are complimentary to the context of the main dwellinghouse and would not create a harmful visual impact upon the character of the area.

- 7.4 A two storey extension is proposed to the rear elevation of the property. The extension will be located to the south east section of the rear elevation and would have a depth of 4.4m from the existing rear wall, a width of 7.3m, with an eaves height of 2.7m and a maximum height of 6.1m, the roof would extend from the roof ridge by 8.5m and be pitched in design with a gable end to the rear elevation. A flat roof dormer is proposed to the existing rear roof slope, the rear dormer will be set down from the roof ridge and up from the eaves and slightly set in from the rear western side elevation. The two storey extension and rear dormer would allow for the internal reconfiguration of the property, with a larger kitchen and family living room located within the ground floor and 3No. bedrooms and 2No. bathrooms to be located within the new roofspace. The proposed materials to be used in the construction of the two storey extension and rear dormer would match the existing materials with the proposals not readily visible from the streetscene.
- 7.5 On balance the design and appearance of the proposals are 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 porch and roof alteration to the conservatory would not have a harmful impact upon the neighbouring properties to the north, east or west due with regard to loss of outlook, loss of light, loss of privacy nor would the proposal be overbearing or create any overshadowing due to the distances to these neighbouring properties. It is therefore considered the proposed porch and conservatory roof alteration would have a minimal and acceptable impact upon these neighbouring properties.
- 7.7 The proposed two storey extension and rear dormer would have a distance of 24m to the rear boundary, the land adjacent the rear boundary is a field used for the grazing of horses. It is not considered the proposed rear extension and dormer would have a harmful impact upon the adjacent field.
- 7.8 The proposed two storey element would have a distance of 1m to the shared boundary with the neighbouring property 'Nirvana' to the east, with a 31m distance to the side facing elevation of this neighbouring property. The rear dormer element would not be readily visible due to its location within the western section of the rear roof slope. It is not considered that the proposed extension or dormer would create a harmful impact with regard to loss of outlook, loss of light, loss of privacy nor would the proposals to the rear be overbearing or create any overshadowing. Therefore any impact from the proposed two storey extension and rear dormer upon the neighbouring property to the east is considered minimal and acceptable.
- 7.9 The proposed two storey element would have a distance of 7.5m, with the proposed rear dormer having a distance of 4.5m to the shared boundary with the neighbouring property 'Pastoral' to the west. This neighbouring property is set in 1m from the shared boundary. No windows are proposed within the side facing elevations at first floor level of the proposed rear dormer element and two storey extension. It is not considered that the proposed extension or dormer would create a harmful impact with regard to loss of outlook, loss of light, loss of privacy nor would the proposals to the rear be overbearing or create any overshadowing. Therefore any impact from the proposed two storey extension and rear dormer upon the neighbouring property to the west is considered minimal and acceptable.

- 7.10 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.

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/23/00841 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:

Existing Site and Location Plan - Drawing No. A101
Existing Floor Plans - Drawing No. A102
Existing Elevations - Drawing No. A103
Existing Sections - Drawing No. A104
Proposed Site and Location Plan - Drawing No. A111.V8.2
Proposed Floor Plans - Drawing No. A112.V8.2
Proposed Elevations - Drawing No. A113.V8.2
Proposed Sections - Drawing No. A114.V8.2
Proposed Site Views - Drawing No. A115.V8.2
Design and Access Statement uploaded 6th November 2023

Also considered:

Existing 3D Views - Drawing No. A105
Existing Site Overviews - Drawing No. A106
Proposed Site Overviews - Drawing No. A116.V8.2

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.