
Site Address: 11 Sinah Lane, Hayling Island, PO11 0EY
Proposal: Retrospective planning application of an outbuilding in the rear garden - garden room/store/covered BBQ area.
Application Type: Full Planning Permission
Application No: APP/23/00897 Expiry Date: 20/12/2023
Applicant: Mr J Hickmott
Agent: Mr P Walker Case Officer: Denise Sheath
P Walker MRICS
Ward: Hayling West

Recommendation: **GRANT PERMISSION**

1 Site Description

11 Sinah Lane, Hayling Island, is a detached chalet style bungalow with front and rear dormers. The property is constructed with brown brick with a hung tiled roof. The property benefits from a single storey flat roof garage attached to the eastern side elevation and a flat roof rear extension. The rear of the property is laid to lawn up to the detached out building which is subject of this application with a patio area located adjacent the rear boundary and as part of the flooring to the outbuildings' canopy area. The front garden is partially laid to lawn with a hardsurfaced area leading the garage and front entrance of the property. The boundary treatment to the rear consists of 2m close boarded wooden fencing to the rear side boundaries with high hedging along the rear boundary.

2 Planning History

None relevant

3 Proposal

Retrospective planning application of an outbuilding in the rear garden - garden room/store/covered BBQ area.

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

Southern Water

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

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
There are three main issues here. The height of the roof, the proximity to the south boundary and the overall scale of the development. I do not believe that the council can give permission on the basis of the plans submitted because the height of the pitched roof and the distance to the boundary has been (deliberately) omitted from the plans. The council cannot give a decision without having the full facts. This unusually large garden development is an eyesore for the properties to the south and it would have been better with a flat roof and further back. I note the plans also do not give details of the tiles intended to be used. Because of the scale and overbearing nature of the development it is important that the texture and colour of the tiles are muted. It would be better still if the development were removed.	The plans submitted with the application are to scale. Therefore, the measurements with regard to the height of the roof and the distances to the boundaries can be scaled from these drawings. The case officer has updated the representee within the measurements. The applicant has confirmed that dark grey fibrous cement slates have been used for the construction of the roof

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 The proposal is for the retention of the outbuilding within the rear garden of No.11 Sinah Lane. The outbuilding is located adjacent the rear boundary. The outbuilding has a roof canopy attached to the eastern side of the outbuilding which is to be used as a covered BBQ area and outside seating, the use of the internal rooms of the outbuilding are shown as an area for storage, a garden room, with a preparation area within the eastern side elevation to serve the covered BBQ and seating area.

- 7.4 Although the outbuilding is quite large in scale, it can be easily accommodated within large rear garden of the application site. The outbuilding itself has a depth of 6.11m, a width of 4.2m, the roof is pitched in design with an eaves height of 2.7m and a maximum height of 3.6m. The covered seating and BBQ area is attached to the western elevation of the outbuilding, the seating area is slightly set back 0.8m toward the rear southern boundary, the roof is also pitched in design with the same eaves and maximum height as the outbuilding. The external appearance of the outbuilding consists of dark grey cladding to all elevations of the outbuilding and the protruding element of the covered seating area. The rest of the covered seating/bbq area is open planned with timber supports for the roof canopy. A dark grey fibrous cement slates have been used in the construction of the roof.
- 7.5 Due to its location to the rear the outbuilding is not readily visible from the streetscene. The outbuilding is therefore not considered to have a harmful impact upon the character of the streetscene.
- 7.6 On balance 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

- 7.7 The outbuilding and covered bbq area has a distance of 6.5m to the eastern boundary shared with No.9 Sinah Lane, with a distance of approximately 19m to the rear facing elevation. The outbuilding would be partially screened by the boundary treatment of 2m high close boarded wooden fencing along the shared boundary. It is not considered that the retention of the outbuilding would have a harmful impact upon this neighbouring property in terms of loss of light, overshadowing, loss of privacy nor would it be overbearing in nature. It is therefore considered that the impact upon this neighbouring property would be minimal and acceptable.
- 7.8 The outbuilding and covered bbq area has a distance of 1.1m to the western boundary shared with No.13 Sinah Lane, with a distance of approximately 12.5m to the rear facing elevation. The outbuilding would be partially screened by the boundary treatment of 2m high close boarded wooden fencing along the shared boundary. It is not considered that the retention of the outbuilding would have a harmful impact upon this neighbouring property in terms of loss of light, overshadowing, loss of privacy nor would it be overbearing in nature. It is therefore considered that the impact upon this neighbouring property would be minimal and acceptable.
- 7.9 The outbuilding and covered bbq area has a minimum of 0.3m distance to the southern boundary (towards the southeast elevation of the covered seating area) and a maximum distance of 1.7m (towards the south western elevation of the outbuilding); with a distance of approximately 13m to the side facing elevation of No. 79A St Thomas Avenue. The outbuilding would be mainly screened by the 3-3.5m high hedging along the southern shared boundary with only a small section the roof visible. It is not considered that the retention of the outbuilding would have a harmful impact upon this neighbouring property in terms of loss of light, overshadowing, loss of privacy nor would it be overbearing in nature. It is therefore considered that the impact upon this neighbouring property would be minimal and acceptable.

- 7.11 The outbuilding and covered bbq area has a approximate 3m distance to the south with a distance of approximately 15.03m to the rear facing elevation of No. 79 St Thomas Avenue. The outbuilding would be mainly screened by the 3-3.5m high hedging along the southern shared boundary with only a small section the roof visible. It is not considered that the retention of the outbuilding would have a harmful impact upon this neighbouring property in terms of loss of light, overshadowing, loss of privacy nor would it be overbearing in nature. It is therefore considered that the impact upon this neighbouring property would be minimal and acceptable.
- 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).

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/23/00897 subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location and Block Plan - Uploaded 20th November 2023
Elevations - uploaded 20th November 2023
Floor Plan - uploaded 20th November 2023
Photos - uploaded 20th November 2023
Sections - uploaded 20th November 2023
Confirmation of Roof Tile Material - Received 05 December 2023

Reason: To ensure provision of a satisfactory development.

- 2 The outbuilding hereby permitted shall be used solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used as ancillary accommodation.

Reason: The outbuilding is not a satisfactory position to be used for ancillary accommodation and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.