
Site Address: 5 Bacon Lane, Hayling Island, PO11 0DN
Proposal: Two storey extension on north side of the existing house, enlarge two storey extension to the south side of the existing house, and re-build single story sun room to the south/rear of the property. Demolish and re-build outbuilding.
Application Type: Full Planning Permission
Application No: APP/23/00391 Expiry Date: 13/07/2023
Applicant: Mr & Mrs Pilkington
Agent: Ms S Roberts Case Officer: Joseph Toole
Critchley Architecture and Design
Ward: Hayling West

Recommendation: **GRANT PERMISSION**

1 Site Description

5 Bacon Lane, Hayling Island, is a two storey detached property located to the south side of Bacon Lane. The property comprises of brickwork, cream render and red clay roof tiles. Vehicular access is from Bacon Lane with parking to the side.

The property is located within a residential area with surrounding properties differing in style and design.

2 Planning History

No relevant planning history.

3 Proposal

The proposal would be for the erection of a two storey extension on north side (front) of the existing house, an enlarged two storey extension to the south side (rear) of the existing house, and re-build single storey sun room to the south/rear of the property. It would also involve the demolition and re-build of the detached outbuilding.

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 Brenda Linger - Hayling West

No Comment.

Councillor Julie Richardson

No Comment.

Councillor Paul Gray

No Comment.

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

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 proposed works would have brickwork and white render with clay roof tiles to match the existing property. This is considered to be in keeping with the context of the main dwellinghouse and the character of the area.

7.4 Part of the proposed works would be visible from the street scene. Due to their modest size in relation to the main dwellinghouse they are deemed subservient and not considered to have an adverse impact on the character of the area.

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 The proposed works to the front of the property are not considered to have an adverse impact on the properties opposite.
- 7.7 On the east side facing No.3 Bacon Lane the proposed works to the property are not considered to have an adverse impact. The proposed replacement outbuilding would go along the shared boundary of No.27 Beach Road which due to its position it is not considered to have an adverse impact upon the neighbouring property.
- 7.8 On the west side facing No.7 Bacon Lane although the proposed works would extend out slightly closer to the shared boundary it is considered to be a sufficient distance away not to have an adverse impact upon the neighbouring occupiers.
- 7.9 To the rear there would be a first floor window facing out onto the rear garden. It would have a separation distance of over 20 metres from the rear boundary of No.18 Green Lane thus not considered to have an adverse impact on overlooking. Furthermore, due to the position of the proposed window it is not considered to cause harmful overlooking to No.27 and No.25 Beach Road. The other works to the rear are considered to have an acceptable impact on the surrounding properties. Solar panels are also shown on the rear roof and are considered acceptable (it is noted that these are unlikely to require planning permission).
- 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.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/23/00391 for the following 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:

Location and Block Plan - 101B

Proposed Ground Floor Plan - 401F

Proposed First Floor Plan - 402F

Proposed North, West and East Elevations - 501E

Proposed South Elevation and Outbuilding - 502D

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.