
Site Address:	Bathurst Lodge, 18 Bacon Lane, Hayling Island, PO11 0DN		
Proposal:	Single storey rear extension to form enlarged kitchen, dining, and utility.		
Application Type:	Full Planning Permission		
Application No:	APP/22/01131	Expiry Date:	16/02/2023
Applicant:	AJ Forbes-Lane		
Agent:	Mr T Peters	Case Officer:	Joseph Toole
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

Bathurst Lodge, 18 Bacon Lane, Hayling Island, is a large two storey detached property, located to the north side of Bacon Lane. The property comprises of white render with brown interlocking roof tiles. Vehicular access is from Bacon Lane with parking to the front.

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

There are two TPO trees to the front of the property.

2 Planning History

No relevant planning history.

3 Proposal

The proposed development would involve a single storey rear extension to form enlarged kitchen, dining, and utility. It would replace the existing 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)
CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

There are a number of trees onsite that could be affected by the proposals. An arboricultural report has been submitted with the application in which various protection measures have been specified to minimise the impact of this development on these trees during the construction process.

Recommendation:

I raise no objection to the proposals and if you are minded to permit the application, I would recommend that a suitably worded condition is imposed requiring the applicant to adhere to the protection measures detailed within the submitted document.

Councillor Brenda Linger - Hayling West

No Comment.

Councillor Clare Satchwell - Hayling West

No Comment.

Councillor Julie Richardson

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
The extension would be intrusive and would be out of character to the main building.	Please see Section 7.
The main building has already been extended in the past and has become very unsightly	Please see Section 7.
There is a TPO tree which may be disturbed by any building works	The Council Arboriculturalist has commented on the application raising no objection

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
- (iv) Trees

(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 extension/works would have vertical black timber cladding and mid-grey stone cladding with a dark grey single ply membrane with a green roof section. This is considered to be of modern contemporary design, deemed to be an acceptable addition to the main dwellinghouse.

- 7.4 Due to the proposed extension being located to the rear of the property it is considered to have a limited impact upon the street scene. Furthermore, the proposed extension would appear subservient to the host dwelling being of appropriate size to the plot and the retained amenity space. Therefore, it is considered to be in keeping with 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 On the east side facing No.16 Bacon Lane there would be bi-folding doors within the proposed extension. Due to the separation distance and existing screening it is not considered to cause harmful overlooking, appear overbearing or result in the harmful loss of light to the neighbouring occupiers.

- 7.7 On the west side facing No.20 Bacon Lane, 2 of the side windows would be blocked off, not adding any additional fenestration. The proposed extension would be in the same position as the existing rear extension, therefore not considered to have an adverse impact on the amenity of No.20.

- 7.8 To the rear there would be doors and windows within the proposed extension. These views would face out onto the rear garden and screened by the existing boundary treatment, therefore not considered to cause any form of harmful overlooking.

- 7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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).

(iv) Trees

- 7.10 The Council's Arboriculturalist commented on the application raising no objection

subject to a suitably worded condition imposed requiring the works to adhere to the protection measures detailed within the submitted document. A condition to this effect has been recommended.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area, neighbours and trees and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/01131

- 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 Plan - 22/165 105
Block Plan - 22/165 106
Proposed Ground Floor Plan - 22/165 103
Proposed Roof Plan - 22/165 104
Existing and Proposed North Elevation - 22/165 201
Existing and Proposed Eastern Elevation - 22/165 202
Existing and Proposed Western Elevation - 22/165 203
Design and Access Statement
Arboricultural Report

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.

- 4 The proposed development approved shall be carried out in accordance with the Arboricultural Impact Assessment by Trevor Heaps Arboricultural Consultancy Ltd. dated December 2022 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the TPO trees within the vicinity are retained and adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.