
Site Address:	Lilac Cottage, St Peters Road, Hayling Island, PO11 0RX		
Proposal:	Proposed single-storey rear and side extensions to include front bay window, fenestration alterations.		
Application No:	APP/21/00064	Expiry Date:	29/03/2021
Applicant:	Mr Harris		
Agent:	Mr C Mallen	Case Officer:	Jane Burton
	Thorns - Young Ltd		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

Lilac Cottage is a semi-detached bungalow situated in the St Peters Conservation Area on Hayling island probably dating from the 1950's. The dwelling house is finished in cream render with a concrete tile roof and has an attached garage to the side. To the front the amenity space is moderate in size and surrounded by a hedgerow, and one tree to the front, and has a hard standing/parking area. To the rear is an amenity space mainly laid to lawn, with an agricultural field beyond. A public right of way runs along the rear of the site. The site is attached to residential property 'Lilac Villas' to the south, and adjacent to 'Broadlands' to the north. The site is opposite a listed building 'Eastney House'.

2 Planning History

No recent history.

3 Proposal

The proposal consists of single-storey rear and side extensions to include front bay window and fenestration alterations. The extension to the side would be pitched roofed following the building and roof lines of the existing house, incorporating the footprint of the existing garage, the extension to the rear would be flat roofed, and the proposed porch would be a pitched roofed structure. To the front a pitched roof bay window would be added.

The proposed materials would be white 'K' render and slate tiles to the pitched roof, with dark grey aluminium or upvc casement windows. The applicant has confirmed that the existing building and roof will be re-rendered and re-tiled at the same time to match the proposal.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016
Northney and Tye Village Design Statement

Havant Borough Local Plan (Core Strategy) March 2011

- CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

- AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Submission Version Havant Local Plan

- E1* (High quality design)
E13 (Historic environment and heritage asset)
E3 (Landscape and settlement boundaries)
E18 (Trees, hedgerows and woodland)

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: St Peters

5 Statutory and Non Statutory Consultations

Conservation Officer

No objection.

Situated within the St Peters Conservation Area, Lilac Cottage is one half of a pair of semi-detached bungalows which are located in the north western corner of the defined boundary of the Conservation Area. The two dwellings are positioned on a large open plot which provides views from St Peters Road through to the open agricultural land and countryside that lies to the west.

The adjoining neighbour at Lilac Villas was granted planning permission in 2017 for a similar scheme to that being proposed.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

The proposed extension and new front bay window, are of a design and size that would not cause any adverse impact on the character of the Conservation Area. They are also in keeping with existing property and would not appear overly dominant.

In consideration the proposals would preserve the character of the conservation area and the existing dwelling and are considered acceptable.

Conditions

- 1) Samples of materials to be submitted

Councillor Leah Turner - Hayling East

No comments received

Councillor M Wilson - Hayling West Ward

No comments received

Councillor R Raines - Hayling East

No comments received

County Archaeologist

No objection or additional requirements:

Comments:

Evidence of Roman date was found when digging a ditch on the plot immediately to the north of Lilac Cottage, but little is known about the nature and extent of what that evidence represents. In view of the uncertain nature of the archaeological potential, the limited scale of development and the fact that the existing dwelling will have impacted the site to some extent, I would not in this case raise any archaeological issues.

Developer Services, Southern Water

No objection raised. Advice provided.

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: 05/02/2021

Number of representations received: 0

Comment	Officer Comment

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, impact on the character of the area and

- Conservation Area
- (iii) Effect on neighbouring properties
- (iv) Parking provision

(i) Principle of development

- 7.2 Extensions to existing residential properties are acceptable in principle in this location, subject to compliance with the other policies of the development plan and unless material considerations indicate otherwise.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

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

- 7.3 The proposal is considered to be acceptable in scale, design, and appearance and the materials would match the adjoining building which has recently been extended. HBC Conservation officer raised no objection to the extension subject to samples of materials to be agreed by condition. The proposal would be visible from the public right of way that runs along the rear of the site, but not considered to have an unacceptable impact.

The proposal would alter the parking arrangements at the site, and during the course of the planning process the applicant has submitted a parking plan to show where two vehicles can be parked to the front of the site. No details of the proposed surfacing or landscape features to be retained have been provided. To ensure the appearance of the proposal is acceptable within the Conservation Area and its rural character it is recommended that details are agreed by condition. Proposals should retain the front hedgerow.

Subject to the above further details, the design and appearance of the proposal is considered to be acceptable and it considered to preserve the character and appearance of the Conservation area, meeting the requirements of Policy CS16 and CS11 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

- 7.4 'Broadlands' is the adjacent property to the north. There is a hedgerow to the boundary between the properties of medium height. Whilst no representation has been received from the occupier of Broadlands there appears from photographs of the site to be one side window facing toward the application property. This is partially obscured by a single garage at Broadlands which is between the houses. The submitted block plan shows that the proposed porch position would be off set of the side window at Broadlands. There is also a proposed ensuite window and bathroom window on the north elevation, however these can be obscure glazed by condition. Due to the single storey nature of the proposal, and gap between the properties it is not considered that unacceptable overbearing or overshadowing would result.

'Lilac Villas' is the adjoining property to the south. The proposed extension would not extend beyond the rear extensions at Lilac Villas and would be single storey. As such it is not considered that unacceptable neighbour impacts would result.

Consequently, it is not considered that the proposal would have an unacceptable impact on the properties immediately adjacent to the application site and the properties opposite, 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) Parking provision

- 7.5 The proposal would result in an increase in the number of bedrooms at the site from 2 to 3, and the loss of a garage space. During the course of the application process the applicant has submitted a parking plan to show that 2 parking spaces can be accommodated on the site. Further to this the proposal is considered to comply with the Councils Parking standards, and policy DM13 of the HBCLP (CS).

Other considerations:

(v) Ecology

- 7.6 The proposal would not require the removal of any hedgerows or trees and further details of the existing landscape features to be retained adjacent the proposed parking area are to be provided to the LPA. As the work affect the roof it is recommended that an informative relating to the protection of bats is added.

8 Conclusion

- 8.1 The proposal is considered to be acceptable in scale and design, and is considered to preserve the character and appearance of the Conservation Area. The proposal is not considered to have an unacceptable impact on neighbours, and sufficient parking provision can be provided on site. The proposal is therefore considered to be acceptable having regard to policy, and is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00064 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 Plan (1:1250)
4195:20:1 (Existing and Proposed Plans and Elevations)
Heritage Statement
Proposed Block Plan and Parking Plan (1:500) received 10.03.21

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used externally on the building have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and to preserve or enhance the character of the Conservation Area having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the windows in the north facing elevation to serve a bathroom and an en-suite shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 6 The extensions hereby approved shall not be occupied until details of the hard landscaping/surfacing materials of the proposed parking area to the front of the site, and details of trees and hedging to be retained to the front of the site, have been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the locality and to preserve or enhance the character and appearance of the area and Conservation Area having due regard to policy CS16, CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.