
Site Address: Fernbank House, St Peters Road, Hayling Island, PO11
0RT
Proposal: Removal of single attached side garage, replacement of front porch, re
arrangement of fenestration to side and rear elevations, rearrangement of internal
layout and addition of hedged boundary to the front garden
Application No: APP/21/00088 Expiry Date: 01/04/2021
Applicant: Mr & Mrs Hurst and Jenkins
Agent: Mr I Murray Case Officer: Jane Burton
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

Fernbank House is a detached property situated on the Western side of St Peters Road with attached garage to the side. The dwelling is higher than road level and open to the front boundary. The attached garage to the side currently forms the side boundary treatment at this point.

2 Planning History

03/55801/002 - Single storey side extension and new vehicular access to St. Peters Road (PERMITTED)

90/55801 -2 Storey rear extension with single storey conservatory and detached double garage to the rear (PERMITTED)

3 Proposal

Removal of single attached side garage and rear conservatory, replacement of front porch, re arrangement of fenestration to side and rear elevations, rearrangement of internal layout and addition of hedged boundary to the front garden. The proposed porch would be approximately 1.4m depth compared to the existing 0.7m, and would be approximately 2.7m in width. The materials would be brick and tile to match the existing dwelling. The application also proposes a front and side boundary wall (to the south side) - this would be 1m height measured from road level with ground level raised behind and hedging. The applicant has confirmed that the proposed wall would be brick to match the existing building.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Submission Version Havant Local Plan
E1* (High quality design)

Emsworth Neighbourhood Plan Post Examination Version 2020

Northney and Tye Village Design Statement

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

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

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: 5

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 site is outside of settlement boundary in a non-urban area, however 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.

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

- 7.3 The proposed porch would be larger than existing but would retain design elements of the existing porch design including a hipped tiled roof and would use matching materials. Overall the enlargement is not considered to have an unacceptable impact on the appearance of the building and street scene. The removal of the side garage is considered to be an improvement to regaining the symmetry of the building and there is no objection to the removal of the additional vehicular access. There are brick walls and hedging in the vicinity, and it is considered that the proposal for a 1m brick wall maximum and hedging above to soften would be compatible with the rural character of the area. Whilst, due to the location outside of a designated area, and on an existing dwelling it is not considered that the LPA can control the type of hedging species to be used, the applicant is advised that native species are preferred on landscape and wildlife grounds for the location, and thus may wish to give consideration to this. The changes to fenestration including to the rear are considered to be acceptable.

Overall, 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

- 7.4 Copperfields is the adjacent property to the south. The proposal would result in the removal of the garage at the boundary and erection of a wall and hedge to the south boundary. No representation has been received from the occupier of this property to confirm whether there are any affected windows on the north elevation of Copperfields, however there are no additional windows proposed on the facing flank wall of Fernbank House. As such it is not considered that the proposal would result in an unacceptable impact/change from the existing situation. The applicant has confirmed that all boundary structures are within the land ownership of the applicant.

Old Abbey is the adjacent property to the north. There is a change to the ground floor window on this side of the property (one kitchen window instead of two), but this is not considered to result in a harmful change from the existing situation.

There are no residential properties to the rear.

- 7.5 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). It is noted no letters of objection were received with respect to the scheme.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area and neighbours 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/21/00088 for the following reasons/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:

A111 (Proposed Location and Site Plan)
A112 (Proposed Floor Plans)
A113 (Proposed Elevations)
A114 (Proposed 3D Views)
A115 (Proposed Site Sections)

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials to be used, including for the proposed boundary wall, 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 No part of the proposed boundary wall shall be higher than 1m above the immediately adjacent highway level unless otherwise agreed in writing by the Local Planning Authority.
Reason: To safeguard the visual amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.