
Site Address:	4 Salterns Lane, Hayling Island, PO11 9PJ		
Proposal:	Two storey side and single storey rear and front extensions.		
Application No:	APP/21/00214	Expiry Date:	03/05/2021
Applicant:	Mr A Turner		
Agent:	Mr P Walker	Case Officer:	Graham Speller
	Island Design		
Ward:	Hayling East		
Site Visit Date:	02/04/2021		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site lies on the southern side of Salterns Lane and comprises a two storey semi detached house with a detached single storey garage which is sited forward of the main house. Vehicular access is from Salterns Lane.

Salterns Lane comprises a mixture of residential properties of varying designs.

2 Planning History

There is no relevant site history.

3 Proposal

Two storey side and single storey rear and front extensions following demolition of existing garage and outbuildings.

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)

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

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: 6

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
- (iv) Car parking
- (v) CIL

(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 adjoining semi detached house has been extended to the side at two storey level and therefore the proposals would not appear out of character with the locality and would also balance the semi detached houses once more.

7.4 The proposed single storey front extension that incorporates a porch, would project forward of the main wall of the house by 2m but would still be sited behind the siting of the original garage (that is to be removed) and would not project forward relative to the adjacent house to the west.

7.5 The two storey element would be the same depth as the existing house and would be 3.8m in width. The design of the roof replicates the existing, incorporating a gable end and would have the same ridge height as the existing house. Whilst this would not be subservient to the existing house, which is recommended in the Council's design

guidance, in this instance, it is considered that such an approach is acceptable and would not appear out of character in the locality or adversely impact the visual amenities of the street scene. Whilst it is also noted that the first floor addition to the adjoining semi detached house does have a ridge height lower than the main house, it is so small that it does not result in a subservient appearance.

- 7.6 The proposals also include a single storey flat roofed rear extension that would incorporate a roof lantern. The extension would not project any further than the extension on the adjacent semi detached house which it adjoins. The overall rear projection would be 4m.
- 7.7 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

- 7.8 It is considered that there would be no adverse impact on the residential amenities of the adjacent semi detached house (No.6) as a result of the development.
- 7.9 In terms of impact on the detached property to the west, the proposed extensions would be sited off the boundary and it is considered that no adverse impacts would result on the residential amenities of this property.
- 7.10 It is noted that a ground floor window would be inserted in the west elevation towards the adjoining property. This window would serve a lounge area which would face the western boundary. However, it appears that there is no current boundary treatment probably due to the siting of the existing garage. No proposals were shown on the drawings; however, the agent has confirmed that the applicant is happy to have a pre commencement planning condition imposed seeking further details. It is considered necessary to prevent undue overlooking and loss of privacy to the neighbouring occupiers and it is not considered appropriate to condition a habitable room window to be obscurely glazed. Notwithstanding, it is noted that no representations from neighbouring properties have been received.
- 7.11 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking, subject to an appropriate boundary treatment condition, 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.

(iv) Car parking

- 7.12 The proposal results in the number of bedrooms increasing from 3 to 4. The Havant Borough Parking Standards SPD requires three spaces for a 4 bed house. The proposed development would result in the loss of the current garage, however, there is hardstanding to accommodate these requirements which have been shown on the submitted parking plan drawing.

(v) CIL

- 7.13 It has been confirmed by the agent that for the purposes of CIL, the proposed extensions are under 100 sq m (internal area is 95.98 sqm) and that there would be an outhouse and garage that will be taken down the area of which totals 25.5 sqm.

Therefore, the proposals are not liable for CIL.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the visual amenities of the street scene 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/21/00214

(A)

- 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 & BLOCK PLAN

PROPOSED GROUND FLOOR

PROPOSED FIRST FLOOR

PROPOSED ELEVATIONS

SECTION A-A

SECTION B-B

PARKING PLAN

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.

- 4 Details of boundary treatment

No development hereby permitted shall be commenced until details of boundary treatment to the western boundary have been submitted to and approved in writing by the local planning authority. Unless agreed otherwise in

writing by the local planning authority, the development shall not be brought into use until the implementation of the approved details.

Reason: In the interests of the amenities of the occupiers of the adjacent property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework. It is considered necessary for this to be a pre-commencement condition because adequate boundary screening goes to the heart of the planning permission.