

---

Site Address: 102 West Lane, Hayling Island, PO11 0JN  
Proposal: Front extension to existing garage to create utility room and replacement flat roof. (Rear elevation alterations permitted development.)  
Application No: APP/20/00741 Expiry Date: 30/10/2020  
Applicant: Ms Walker  
Agent: Dr Bolourchi Case Officer: Denise Sheath  
Bolourchi Ltd  
Ward: Hayling West

Recommendation: **GRANT PERMISSION**

---

## **1 Site Description**

102 West Lane, Hayling Island, is a detached 'L' shaped bungalow constructed with brown brick with a hung tiled roof, the property benefits from an attached single storey flat roof garage. The property is set back 25m from the main highway and is screened by the high trees along the front boundary, there is an access leading from West Lane to the existing garage, the frontage of the property has the availability of parking several vehicles.

*Note - Due to Coronavirus a site visit was not possible but the applicant supplied photos of the application site which have been used to inform this decision.*

## **2 Planning History**

None relevant

## **3 Proposal**

Front extension to existing garage to create utility room and replacement flat roof. (Rear elevation alterations permitted development.)

## **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)

Havant Borough Pre Submission Local Plan 2036

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

## **5 Statutory and Non Statutory Consultations**

Not required

## **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

(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 proposal to extend the existing garage 1.650m to be in line with the principle elevation of the property, the replacement flat roof of the garage will have an increased height of 0.575m, the garage is to be converted into a utility room it is noted the conversion of the garage does not require planning permission and can be carried out as permitted development. The proposal would be partially seen from the public domain but would be mainly screened by the natural screening of high trees along the front boundary. the proposal would not create a harmful effect on the visual impact or character of the area.

7.4 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

7.5 Bringing the existing garage building line forward inline with the front elevation as well

as the increase to the roof height of the converted garage is unlikely to result in an overbearing form of development to the neighbouring properties to the front, rear and northern elevations and would therefore be considered that any impact would be acceptable.

- 7.6 The proposal would have the most impact to the neighbouring property to the southern elevation (No.100), the proposal would have a distance of 2.2m from the front of the dwellinghouse there are to be no windows inserted in the facing elevation which would mitigate any overlooking concerns, therefore the impact of the proposed development would be considered minimal and acceptable.
- 7.7 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 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/20/00741 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:  
  
Application Form - Received 25 August 2020  
Location Plan - Received 04 September 2020  
Block Plan - Received 04 September 2020  
Existing Ground Floor Plan and Front Elevation - Drawing No.01 Rev F - Received 25 August 2020  
Proposed Ground Floor Plan and Front Elevation - Drawing No.01 Rev F - Received 25 August 2020  
  
**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.