
Site Address:	Merriville, Croft Lane, Hayling Island, PO11 0LT		
Proposal:	Two storey side and rear extension.		
Application No:	APP/19/01071	Expiry Date:	07/02/2020
Applicant:	Mr Ascherl		
Agent:	Mr I Murray	Case Officer:	Selina Donophy
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a detached, chalet bungalow located on the West side of Croft Lane, Hayling Island which is a private road which leads off Havant Road, serving a small number of residential properties. The property has a pitched roof with a dormer window in the front roof slope and is constructed of white render, with a tiled roof. There is a gate down the side of the property leading to the rear garden where there is a garage at the rear.

2 Planning History

90/52426/001 - Extension to lounge at the rear of the bungalow., UNK,
90/52426/003 - Single storey rear extension with pitched roof over, and dormer window to east elevation., PERM,28/01/1991

3 Proposal

Two storey side and rear extension.

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)
CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

Highways Authority

It appears the access is to remain as existing (according to the application form) and the number of bedrooms in the subject property are not changing. The latter relates to parking and is a matter for the LPA. As there are no proposed changes to the access and apart from the construction period the amount of traffic to be generated by the site will not be significantly different I confirm the Highway Authority have no objection to this proposal.

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 3

Comment	Officer Comment
see letter received 9.12.19 Object- Dated 05/12/2019 Comments refer to potential impeding on right of way to the garages which belong to properties along Havant Road. It also refers to an increase in potential accidents as both cars will be sharing the same maneuvering space. Comments also include the impact of the development on the outlook of the rear gardens along Havant Road.	This is addressed in the planning considerations section.
See Representation in Documents: Object - Dated 28/11/2019 Comments refer to visual impact on the rear gardens of Havant Road and lack of privacy from the removal of trees as well as the impact of the removal of the trees on boundary treatment	In regards to the removal of trees, these were not TPO trees and if they were located within the applicant's property this would not be a planning consideration. Any impact of the removal of the trees on the boundary treatment would remain a civil matter.
See Representation in Documents: Object - Dated 14/01/2020 and accompanying photo Comments refer to access to rear garages , potential impeding of rights	Please see Planning Considerations section.

of access and on the character of the building being visually dominant.	
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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) Parking

(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 This proposal includes a two storey side and rear extension with a gabled roof with the existing hipped roof to be extended to create a gabled end towards the front and rear to create accommodation at first floor level. The overall depth of the property wouldn't be increased and neither would the existing ridge height of the roof. The two storey side extension would have dimensions of approximately 3.5 metres in width, 7 metres in depth and 5.5 metres in height and would accommodate a garage at ground floor level. The side extension would be visible from the public realm, however due to the location of the property, down a private access road, this would not have any great impact on the fabric of the area. The HBC Design Guide advises that two storey extensions should remain subservient in their appearance to the main building - this side extension would be set back from the front facade by approximately 6 metres and would have a ridge height set down by approximately 0.5 metres from the main roof.

There are other alterations to the roof slope in addition to the hip to gable roof extension. Three dormers are proposed to the roof slope, including one on the North elevation and two attached to the gabled roof slope of the side extension, facing East and West. The dormers would have flat roofs, except the small dormer on the front roof slope on the East elevation which would have a pitched roof. The dormer on the Western elevation would not be visible from Croft Lane and the dormers on the front and side elevations are considered to be reasonably modest in both size and design.

The extension works do not retain much of a gap to the boundary, although this is deemed to be acceptable in this instance as the property backs onto gardens to the side, and accounting for its location not on a main road, would not have any adverse impact in terms of upsetting the rhythm of the streetscene or creating a terracing effect.

Although the proposed changes would significantly alter the look of this property as well as resulting in a reasonable increase in its size, it is judged that this can be accommodated within the plot and within the context of the original property as the proposed works would not appear overbearing or dominant.

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 The side extension would come up close to the boundary on the South elevation, where the gardens of no's 96 and 98 Havant Road back on to the application site. This would mean the side extension would be visible from the rear gardens of properties located along Havant Road. Although this would alter their outlook slightly, these gardens already look out onto the side elevation wall of the property. These properties have garden lengths of approximately 25 metres which is judged to be adequate space so as not to impact the amenity of these properties. The side extension has been designed so that there are no windows overlooking these rear gardens as the dormer windows have outlooks to the front and rear of the property.

To the North of the application site is The Retreat- the existing gap to the boundary would be retained on this side. There is a side dormer proposed to this side elevation , however this is not deemed to have any significant impact on the amenity of this property as this dormer window would be obscure glazed. The proposal would result in increased bulk of the property, due to the extension at first floor level however The Retreat is set in slightly towards the rear , subsequently the increase in scale is not judged to be harmful to the amenity of this property. The windows proposed at first floor level to the rear would have an outlook down the garden of Merriville so would not result in any significant overlooking into The Retreat.

There is a large glass window element to the East (front) elevation - this is not deemed to have any significant impact on neighbour amenity as it backs on to Croft Lane and beyond that some paddocks and the end of the rear garden of a property opposite, therefore this would not result in any direct overlooking.

There are garages to the South of the site which serve properties along Havant Road. One of these garages is accessed directly off Croft Lane and the other garage, serving no 96 Havant Road has a right of access over the property in order to use their garage. The side extension element of this proposal will mean the building line is brought forward to the side and therefore closer to this garage belonging to no 96 Havant Road. Concerns have been raised in regards to the impact of this proposal on the access into this garage, which currently utilises a right of access along a strip of land that stretches down the side of the application site. Documents have been received which show this rights of access stops immediately beyond the garage door belonging to no 96 Havant Road. This renders the concerns over access and maneuverability into the garage void as there are no rights of access beyond the garage where there is currently space to manoeuvre. Amendments to plans showing a roller shutter door instead of a previously proposed tilt up door address some of the safety concerns raised as this would have impacted access to the garage if trying to access whilst the garage door was raised. Consequently it is deemed that, although the access space is somewhat tight, the proposal would not significantly worsen the situation which currently exists.

- 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).

(iv) Parking

- 7.6 There would be an increase of bedrooms from 3 to 4 , subsequently there will be a requirement for 3 on site parking spaces as recommended in the HBC Parking SPD (July 2016). A parking plan has been submitted as part of the application to reflect this.

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/19/01071

(A) 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:

Design and Access Statement received 28.10.2019

A111 V3.1 Garage door detail

A106 V3.3 Amended location and site plan

A107 V3.1 Proposed floor

A108 V3.1 Proposed floor

A108 V3.1 Proposed elevations

A109 V3.1 Proposed site sections

A110 V3.1 Proposed views

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.