
Site Address: 3 Sinah Lane, Hayling Island, PO11 0EY
Proposal: Demolition of existing side extension and garage. Removal of existing dormer roofs. Erection of new side extension and alterations to existing dwelling including internal remodelling & associated landscaping works.
Application No: APP/19/00946 Expiry Date: 25/11/2019
Applicant: Mr & Mrs Adams & Crawley
Agent: Mr Yeates Case Officer: Tina Pickup
Tony Holt Design
Ward: Hayling West
Site Visit Date:

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a detached chalet style dwelling set within a moderate spacious plot, located on the south side of Sinah Lane. It is constructed with red brick plinth with white render above, below a dark concrete tile roof with sloping roofed dormer across the front roofslope. It is set back within its plot by about 13m and has a linked attached garage to the east. Front boundaries comprise hedging behind a low front wall; and to the rear the flat garden is enclosed by a mix of fencing and mature shrubs. A side drive provides vehicular access to a tarmaced area for parking for about 3 cars.

The application dwelling presents to the highway as identical to number 5 immediately to the west ie they were probably constructed as a pair, with identical ridge lines. However number 5 has a two storey rear extension with double hipped roof, approved under ref 06/55408/001 in 2006. To the east, Number 1 is a slightly lower chalet bungalow having a small front dormer and barn hipped gable end with one high level obscure glazed window close to the shared boundary with the application site (these alterations were approved under ref APP/12/0119).

The streetscene is generally characterised by spacious detached dwellings - on the south of the road most are a similar height to the application site; but on the north the heights are more varied. The proposed access to the Sinah Lane Housing Allocation within the Havant Borough Local Plan 2036 (policy H29) which is subject to current planning application APP/18/00724, is located directly opposite the site.

2 Planning History

None relevant

3 Proposal

Demolition of existing side extension and garage. Removal of existing dormer roofs. Erection of new side extension and alterations to existing dwelling including internal remodelling & associated landscaping works.

The proposed side extension would form a new gable feature with ridge height some 0.8m higher than the existing dwelling. Its footprint would be between 6.2m and 8m wide with depth of 14.7m. The design style of the dwelling would be refurbished with change to steeply pitched front dormer, porch, and flat dormer to the rear. The image would be altered to a more 'New England' style. Choice of materials is known and submitted as:

- Weatherboard Cladding – Cedral Lap Wood – Colour C10 (mid grey/blue) with white trim to all corner profiles

- Render – Saint Gobain Weberpral MF – Colour: Chalk
- Stone Cladding – Tier Quoins Nordic
- Roof Finish –Eternit (Previously Marley) Rivendale Blue/Black Slates
- Gutters & Downpipes – Lindab Galvanised half round gutters & downpipes
- Windows & doors – White UPVC

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)
- DM13 (Car and Cycle Parking on Residential Development)

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

None

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None received	

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) Highways and 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 design approach is unusual in that it proposes a higher and forward projection that would become the dominant feature of the dwelling, with the existing dwelling becoming the subservient half. Whilst this is contrary to the principles of the adopted Design Guide SPD that normally encourages extensions to be subservient, in this case the site can accommodate a more significant overhaul in design terms. The proposed extension, refurbishment and change in external materials and appearance is considered tantamount to a replacement dwelling. The resultant design would still be set back from the highway by 10m and the use of side hip retains the sense of skyline and space about the property. The increase in ridge height would be viewed as a gable fronted peak only, and would not be so significant to unbalance the streetscene. Overall it is considered that the changed profile of the proposed dwelling would not be harmful to the spacious characteristics of the plot or setting of the site.
- 7.4 The immediate context of the site is varied in house style although most have muted red/brown roofs and red brick or white render. Grey slate is present on the higher building to the east on the corner with Staunton Avenue. This building and roof would be seen in the background in long distance street scene views. It is acknowledged that this would be the first dwelling in the immediate vicinity to change to grey/blue colourings, but the mix of materials and palette of colours including retention of some off white render, would provide sufficient variation without one material being overly dominant. Overall the proposed materials are considered not to be harmful to the character and appearance of the area.
- 7.5 On balance, the design and appearance of the proposed development is deemed appropriate in context to the site and its surroundings 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

- 7.6 The extension would be located on the eastern half of the plot, the 2 storey element would be between 2.2m and 3.2m from the shared boundary with number 1. A single storey element achieved with cat slide roof, would be within 0.8m and 1.2m of this side boundary. Roof lights are proposed within this eastern roofslope and the only openings within the eastern elevation would be a side entrance. Whilst comings and goings may therefore extend deeper into the site, otherwise there would be no loss of amenity to neighbours from overlooking.
- 7.7 The neighbouring dwelling is located close to the shared boundary but the only window is high level and obscure glazed. The depth of the proposed extension to the rear, approximately aligns with the rear elevation of number 1 and would not therefore detrimentally affect outlook or light. Furthermore, the separation of the development, with its fully hipped roof, is not considered to be overly enclosing or detrimentally affect outlook from number 1.
- 7.8 To the west, the end elevation would remain in profile, with the slight enlargement of the chimney as a feature, and altered dormers. The separation to number 5 is such that this would not be harmful to their amenity.

- 7.9 Consequently, it is considered that the proposed development 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.

(iv) Highways and parking

- 7.10 The proposal would change the dwelling from a 3 bed to 4 bed dwelling and as such 3 on site parking spaces are required to meet the adopted Parking SPD. These can be provided on site without reliance on the internal garage which does not therefore need to be conditioned to remain available for parking.

CIL

- 7.11 The proposed extensions would result in a net gain of residential floorspace of some 139sqm. This exceeds the 100sqm threshold and is therefore CIL liable, triggering a contribution of £19,422.77. However the self-build exemption has been claimed. The Draft Liability Notice has been sent to the agent.

8 Conclusion

- 8.1 Whilst significant extensions and alterations are proposed that would change the external appearance of the property, nevertheless they have been designed sensitively to respect neighbouring amenity and the spacious setting of the site. Overall the scale, siting and design of the proposal would have limited and acceptable impact on the streetscene 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/19/00946 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:
Block & Location Plan Dwg No. 001
Site Plan Proposed Dwg No. 004
Proposed Floor Plans Dwg No. 005
Proposed Elevations Dwg No. 006 Rev B
Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall be as specified in email dated 07/11/2019, comprising:
 - Weatherboard Cladding – Cedral Lap Wood – Colour C10 (mid grey/blue) with white trim to all corner profiles
 - Render – Saint Gobain Weberpral MF – Colour: Chalk
 - Stone Cladding – Tier Quoins Nordic

- Roof Finish –Eternit (Previously Marley) Rivendale Blue/Black Slates
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Any variation to the hereby approved materials shall first be agreed in writing by the Local Planning Authority.

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.