
Site Address:	3 Sinah Lane, Hayling Island, PO11 0EY		
Proposal:	Demolition of existing dwelling and erection of 1No. 4bed dwelling and associated landscaping works.		
Application No:	APP/20/00228	Expiry Date:	06/05/2020
Applicant:	Mr Adams		
Agent:	Mr Yeates	Case Officer:	Tina Pickup
	Tony Holt Design		
Ward:	Hayling West		

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 roof slope. 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 street scene 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

APP/19/00946 - 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., PERM,13/11/2019

3 Proposal

Demolition of existing dwelling and erection of 1No. 4bed dwelling and associated landscaping works.

The proposed replacement dwelling would have the identical internal layout and external appearance to the previously approved extensions under APP/19/00946. The replacement dwelling would include a new side gable feature with ridge height some 0.8m higher than the existing dwelling. This side element would have a footprint between 6.2m and 8m wide with depth of 14.7m. The design style of replacement

dwelling would include steeply pitched front dormer and porch, with flat dormer to the rear with a 'New England' style external finish. 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)

CS21 (Developer Requirements)

CS9 (Housing)

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)

Havant Borough Pre Submission Local Plan 2036

E1* (High quality design)

H1* (High quality new homes)

E14 (The Local Ecological Network)

IN3 (Transport and parking in new development)

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control

Bin storage to be provided.

Officer note - as a replacement dwelling on a modest plot, there is plenty of room for bin storage on the site

Community Infrastructure

CIL Liable. <http://www.havant.gov.uk/community-infrastructure-levy-charging-schedule>.

We note CIL Form 7(1) has been submitted.

As this is a replacement dwelling the Solent Recreation Mitigation Strategy does not apply. See

<http://www.havant.gov.uk/unilateral-undertaking-solent-recreation-mitigation-strategy>

Crime Prevention

None received

Hampshire Highways

HBC will need to determine in their capacity as local parking authority that the level of parking provision proposed falls in line with adopted standards.

The proposed layout is considered acceptable with sufficient access and sufficient room for vehicle manoeuvring provided.

In line with the above, Highways Development Planning raises no objections to this proposal.

Public Spaces

None received

Waste Services Manager

None 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: 7

Number of site notices: 1

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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (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. Planning permission has already been granted for the same finished external design, as extensions to the existing dwelling, under APP/19/00946. However, this application

seeks the full demolition of the existing dwelling and its complete replacement instead.

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

- 7.3 The resultant design increases the height of the property through the side gable forward projection that would become the dominant feature of the dwelling, with the return ridge line matching that of the existing dwelling. The previous approved extensions resulted in the same scale of development and significant overhaul in design terms, when it was noted that the refurbishment was tantamount to a replacement dwelling. The site is of sufficient size to accommodate the changes and the dwelling would still be set back from the highway by 10m and the use of side hip roof 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 street scene. Overall it is considered that the changed profile of the proposed replacement 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 and are as already approved under APP/19/00946.
- 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 replacement dwelling includes an enlargement to the original on the eastern half of the plot, where 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 roof slope 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 would 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 Access to the site would remain as existing and therefore highway safety is not altered. The existing dwelling has 3 bedrooms and the proposed replacement would have 4. As such 3 on site parking spaces are required to meet the adopted Parking SPD and these can be accommodated on site without reliance on the internal garage, which does not therefore need to be conditioned to remain available for parking.

CIL

- 7.11 As a replacement dwelling, CIL is liable on the net additional floor space. The submitted CIL forms indicate a net gain of residential floor space of 139sqm. This triggers a contribution of £20,725.89. However the self-build exemption has been claimed. The Draft Liability Notice has been sent to the agent.

8 Conclusion

- 8.1 The proposed replacement dwelling would be of the same scale and external appearance as the extensions previously approved under APP/19/00946. The layout and design has been sensitive to the site's context and respectful of neighbouring amenity and spacious setting of the site. Overall it is considered that the scale, siting and design of the proposal would have limited and acceptable impact on the street scene 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/20/00228 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
Proposed Site Plan Dwg No. 004
Proposed Floor Plans Dwg No. 005
Proposed Elevations Dwg No. 006
Reason: - To ensure provision of a satisfactory development.

3 The external materials used shall be as specified in email dated 07/11/2019, re-confirmed by email dated 04/05/2020, 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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- Windows & doors – White UPVC

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.