
Site Address:	11 Bound Lane, Hayling Island, PO11 9HU		
Proposal:	First floor side extension.		
Application No:	APP/20/00371	Expiry Date:	09/07/2020
Applicant:	Mr and Mrs Croft		
Agent:	Critchley Architecture and Design	Case Officer:	Denise Sheath
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

11 Bound Lane, Hayling Island, is a two storey detached dwelling constructed with white painted render and a hung tiled roof.

2 Planning History

APP/10/00105 - Application for written approval that the developments has been carried out in accordance with approved details relating to 07/72200/001.
09/74016/000 - Erection of 3No. 3 bed chalet style bungalows with associated car parking and new access to Bound Lane. S106,03/11/2009
APP/15/01074 - Outline application for 5No. detached chalet style dwellings, 1No. detached bungalow, and one pair of semi-detached two storey dwellings with ancillary garaging and car parking spaces, creation of new vehicular crossover and closure of two existing access point. WD,22/03/2016
APP/16/00327 - Outline application for 5No. detached chalet style dwellings, 1No. detached bungalow, and one pair of semi-detached two storey dwellings with ancillary garaging and car parking spaces, creation of new vehicular crossover and closure of two existing access point (Approved 22/07/2016). Request to Discharge Conditions 4, 5, 7 and 8 (07/10/2016). Request to Discharge Conditions 6, 10, 11 and 12 (03/11/2016). Request to Discharge Condition 13(09.01.2017). PERM,22/07/2016
APP/16/00924 - Reserved Matters application for the erection of 3No. 3 bed dwellings and 5No. 4 bed dwellings relating to appearance and landscaping following Outline Permission APP/16/00327. PERM,04/11/2016
APP/16/01137 - Extension of ground floor study into part of existing carport. PERM 02/02/2017
APP/16/01146 - Letter to Havant DOC Letter 2.pdf Drainage and site levels: Drawing 28476-101.P3 GA.pdf Surfacing materials: drawing 28476-102.P1 Surfacing, photo 6mm Buff Quartzite.jpg and drawing 28476-103.P2 Sections.pdf, UNK,
APP/16/01217 - Application for 3No. detached chalet style dwellings, 1No. detached bungalow, and 6No. (3No. pairs) semi-detached two storey dwellings with ancillary garaging and car parking spaces, creation of new vehicular crossover and closure of two existing access points (approved 07/04/2017). Request to Discharge Conditions 8, 9 and 11 (18/04/2017). Request to Discharge Conditions 12, 13 and 15 (11/07/2017). PERM,07/04/2017

3 Proposal

First floor side 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)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Developer Services, Southern Water

Southern Water requires a formal application for a connection to the foul sewer to be made by the applicant or developer. We request that should this application receive planning approval, the following informative is attached to the consent:

A formal application for connection to the public sewerage system is required in order to service this development. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link:

southernwater.co.uk/developing-building/connection-charging-arrangements

The disposal of surface water from this development shall follow the hierarchy within Part H3 of Building Regulations:

- a) An adequate soakaway or some other adequate infiltration system.
- b) A water course.
- c) Where neither of the above is practicable: a sewer.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing,

West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at: developerservices@southernwater.co.uk

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: 8

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) Parking
- (v) Flood Risk

(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 proposed extension to the north elevation of the dwelling will be visible from the streetscene, although the materials to be used are to match those of the existing property which will lessen any visual impact. The first floor extension will to some degree erode the visual gap between the host dwelling and the adjacent neighbour, however, the neighbouring dwelling is set sufficient distance from the shared boundary that sufficient space will remain so as not to cause significant harm to the visual amenities of the street.

7.4 Due to the diversity of the properties within close proximity to the application site, it is considered that the proposal will not have a detrimental effect on the streetscene. The property is set approximately 17m back from the highway which will reduce the visual impact on the public domain

7.5 The property currently benefits from a single storey addition to the side (north) of the main dwellinghouse which extends approximately 5.8 metres from the side wall of the host dwelling. The proposed extension therefore seeks to provide an extension at first floor level only with no extension or addition to the existing footprint at ground floor level.

7.6 The plans submitted indicate the distance between the existing northern elevation of the application site and the original southern elevation of the neighbouring property is approximately 6 metres, which would be retained as the extension does not extend beyond the northern elevation of the existing side addition. The scheme is judged to be subservient to the main dwelling by virtue of the proposed width, together with part of the proposed roof ridge height 0.5 metres lower than the current existing ridge height and another section of the proposed ridge roof height of the extension 1.9m metres lower than the existing ridge height of the property, and as such is consistent with the guidance set out in the Havant Borough Council Borough Design Guide SPD.

7.7 However, and notwithstanding the above, it is considered that the proposed size, scale

and design of the extension is deemed to be appropriate in context with the main dwellinghouse and respects the existing built form.

- 7.8 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

- 7.9 The properties opposite, to the south, to the front and rear of the site are considered to be a sufficient distance away for any impact to be negligible.
- 7.10 This proposal is likely to have the most impact on no 9 which is situated to the north of the proposed site. The proposed extension is approximately 6m from the facing side elevation wall of this property, the proposal is unlikely to cause overshadowing or be overbearing in nature. Therefore, the impact upon this neighbouring property is acceptable
- 7.11 There is to be a set of doors and a Juliet balcony inserted in the first floor rear elevation of the extension which could be perceived to increase overlooking of the amenity area of the property at No.9 . However, a degree of overlooking already exists from the current first floor windows and it is considered the new window would not result in a loss of privacy or create an additional unacceptable level of overlooking.
- 7.12 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.

(iv) Parking

- 7.13 The application seeks to create 2 additional first floor bedrooms, which will result in 11 Bound Lane becoming a five bedroom property. In order for the proposal to comply with the Havant Borough Parking Standards, a minimum of three parking spaces should be available within the curtilage of the dwelling and the submitted Block Plan shows that this is achievable to the front of the dwelling.

(v) Flood Risk

- 7.14 The access and part of the curtilage falls within Flood Zones 2 and 3, the proposed development area is not, the first floor extension falls within the definition of 'minor development' in relation to flood risk and does not require a consultation or further action. The agent has been sent information for the applicant to sign up to a flood warning service in the event of flooding.

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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00371 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 14 May 2020

Location and Block Plan - Drawing No.1698-105B - Received 14 May 2020

Existing Floor Plans - Drawing No. 1698-221 - Received 14 May 2020

Proposed Floor Plans - Drawing No. 1698-421D - Received 14 May 2020

Existing Elevations - Drawing No. 1698-321B - Received 14 May 2020

Proposed Elevations - Drawing No. 1698-521D - Received 14 May 2020

Proposed Roof Plan and Section - Drawing No. 1698-422A - Received 14 May 2020

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 The development shall not be brought into use until parking as shown on the submitted Block Plan have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.