
Site Address:	11A Rails Lane, Hayling Island, PO11 9LG		
Proposal:	Two storey front extension, porch and render to all elevations.		
Application No:	APP/19/00184	Expiry Date:	17/04/2019
Applicant:	Mr & Mrs Gadsdon		
Agent:	Mr Lilley	Case Officer:	Emma Chisnall
	Lilley Architecture		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 11A Rails Lane is a two storey detached dwellinghouse situated to the north of its plot with Rails Lane to the east and Sea Front Road to the south. The dwellinghouse is wide in form with a limited depth and is constructed of a white render and slate and is situated on level ground. The proposal consists of a two storey extension to the front in order to create a larger living space onsite.
- 1.2 The dwellinghouse is accessed via a private road from Rails Lane which serves the block of flats to the east. There is one entrance and exit onto the site and a detached garage is present to the west north side of the application site with the remaining amenity space hard-surfaced with gravel in order to provide a parking provision for three cars. To the rear the amenity space is large in size and laid with a mixture of lawn and hard-surfacing. The curtilage boundary consists of 2.5m brick wall around the application site.
- 1.3 The locality is residential in nature with three storey flats to the east and a mixture of commercial units and some residential flats at ground floor to the west with first floor flats present.

2 Planning History

APP/10/00286 - Application for written approval that the developments has been carried out in accordance with approved details relating to 05/51858/004., INV,

3 Proposal

- 3.1 Two storey front extension, porch and render to all elevations.

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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Highways Engineer, Development Engineer

The Highway Authority has no adverse comment to this application

Property Services Manager

The Estates Department does not have any comment on the application.

The proposed scheme is not being built on Havant Borough Council land.

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: 15

Number of site notices: 2

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

- (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 No 11A Rails Lane is situated to the north of the application site with its main private amenity space to the rear south of the property. To the west the dwellings are positioned the opposite to this and are to the south of the site with the rear amenity space serving them to the north. To the east a block of flats is in position along the complete east side of the application site of No 11A and therefore views of the

property are not easily gained from either streetscene. Therefore despite the proposal consisting of a deep two storey front extension, the works shall not be readily reviewable from the public domain and are considered to result in an acceptable visual impact to both streetscenes and the locality.

- 7.4 The works proposed to No 11A are large in scale but they are considered to be proportionate and appropriate in scale to the space available within the application site. Furthermore the works shall be set off the side elevations of the dwellinghouse in particular to the east which is considered, on balance, to result in a limited and acceptable impact to No 11A achieving a subservient appearance on the dwelling despite the existing ridge line being continued.
- 7.5 Due to modest depth afforded to the property as existing the proposed works are considered to create and provide a better living space to the occupants and shall provide a utility room, porch, toilet, bathroom and additional bedroom. The development shall also provide a positive uplift to the property and shall use matching materials to that of the existing which is considered to be acceptable.
- 7.6 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

- 7.7 The works have the potential to impact the neighbouring flats to the east at Buccaneer House. Following a site visit it was noted that Buccaneer House is situated to the east side of the application site with the car park serving the flats to the west thereby creating a sufficient gap between the flats and No 11A to ensure the development does not appear over-bearing or oppressive. The proposed extension to the front of the dwellinghouse shall consist of a porch to the east with the two storey extension to the west side of this creating a distance between the two storey extension and the flats of approximately 20m. This is considered to ensure that the works do not create significant over-looking as a result and would be development consistent with guidance stipulated in the Borough Design Guide when it comes to acceptable distances between neighbours and first floor windows. Combined with no objection being made the development is considered, on balance, to create a limited and acceptable impact.
- 7.8 11A differs in its position to the dwellings to the west which are situated to the south of the site and have rear amenity spaces running to the north. As a result, the works proposed to No 11A shall be in line with part of the rear garden space of Nos 6-8 Sea Front. Following a site visit it was noted that the screening between the current dwellings is significant at approx 2.5m brick wall. Furthermore the works have been designed to be set off the shared boundary in part and have been hipped to the east in order to reduce the visual dominance of the development and any impact caused to light levels reaching the neighbour. As the development shall be in line with only a modest part of the amenity space this shall ensure that the majority of the space afforded to Nos 6-8 Sea Front shall not be impacted and combined with no objection being made the works, on balance, are considered to result in a limited and acceptable impact to this neighbour.
- 7.9 A first floor bathroom window is proposed as part of the development in the west side of the property which has the potential to over-look the private amenity space of Nos

6-8. It is therefore considered necessary to condition this window to be fitted with obscure glass and fixed shut if lower than 1.7m from the proposed finished floor level. This would protect amenity levels between the neighbours and is considered to be acceptable.

- 7.10 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).

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/19/00184 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:

Location and Block Plan showing Parking Plan: Drawing No 447PL01 Revision 03

Proposed Floor Plan: Drawing No 447PL04 Revision 02

Proposed Elevations Plan: Drawing No 447PL05 Revision 02

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.

- 4 The car parking, servicing and other vehicular access arrangements shown on the approved plans Location and Block Plan showing Parking Plan: Drawing No 447PL01 Revision 03 to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

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.

- 5 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the window in the first floor facing west and serving the bathroom shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.