
Site Address: 44 Hollow Lane, Hayling Island, PO11 9EY
Proposal: Partial demolition of existing rear extension and conservatory, erection of single storey rear extension and alterations to porch.
Application No: APP/19/00764 Expiry Date: 26/09/2019
Applicant: Mr & Mrs Jones
Agent: Mr Critchley Case Officer: Ross Leal
 Critchley Architecture and
 Design Ltd
Ward: Hayling West

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey, detached dwellinghouse located along the South side of Hollow Lane, Hayling Island. The area is residential with mostly detached properties in a varying mix of housing styles. This property is set back from the road and has a detached garage and hard surfaced driveway.

2 Planning History

APP/16/00270 - Single storey rear extension and two storey side extension.,
PERM, 24/06/2016
APP/19/00398 - Application for certificate of lawfulness relating to proposed single storey rear extension. , REF, 04/06/2019

3 Proposal

This proposal comprises the partial demolition of existing rear extension and conservatory, erection of single storey rear extension and alterations to fenestration - amended plans have been received since Tree Protection Orders have been served on the two oak trees close to the proposal site, within the curtilage of 44 Hollow Lane.

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)

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

Developer Services, Southern Water

Please find attached a plan of the sewer records showing the approximate position of a public foul sewer within the site. The exact position of the public foul sewer must be determined on site by the applicant before the layout of the proposed development is finalised.

Please note:

- The gravity public foul sewer requires a clearance of 3 meters on each side of the sewer to protect it from construction works and to allow for future access for maintenance. No development or tree planting should be carried out within 3 meters of the external edge of the public sewer without consent from Southern Water.

- No soakaway, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 meters of a public sewer.

- All existing infrastructure should be protected during the course of construction works

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, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119), www.southernwater.co.uk or by email at developerservices@southernwater.co.uk.

Arboricultural Officer

No objection to amended plans

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
No comments have been 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) Trees

(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 an extension to replace the existing conservatory and rear extension. The proposed rear extension would have the same footprint as existing, with a height of approximately 3.8 metres, a width of 8.1 metres and a depth of 4.6 metres. The scale of this extension would remain modest within the context of the main property, the depth has not been increased beyond the existing rear and would not result in overdevelopment or encroachment upon the trees or boundary. The extension would have a hipped roof which would compliment that of the main house, with a lantern rooflight located centrally in the roof. The materials used would be brick, render and hung tiles to match existing with white uPVC windows, which are also deemed to be in keeping with the existing property.

The proposed works would be located to the rear of the property and not within the public domain so the impact on the character and amenity of the area is deemed to be minimal.

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 This property sits in a fairly private plot to the rear as the garden is bordered by an assortment of established trees and hedges. The properties at numbers 46 and 42 are set in from the boundary, with the extension additionally obscured from view from number 46 due to its position proposed on the South West of the property. The current door on the Western elevation is to be moved to the rear (Southern) elevation and the existing door to the East would be removed. There are two new windows proposed for the Western elevation however as there is substantial screening by foliage on the boundary here with number 42 to meaning there would not be any increased overlooking. The existing footprint would not be increased, so there is not considered to be any impact upon neighbour amenity.

- 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Trees

The initial proposals showed the rear extension to have a total width of 10 metres, which was assessed by the Council's Arboricultural Officer to impact which are now two TPO protected oak trees. The amended proposals received since then have reduced the footprint of the extension to the West of the property so that this does not protrude beyond the existing conservatory. The Arboricultural team has been notified of the amended plans and have no objection to this proposal.

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/19/00764 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:

421 amended proposed floor plans
521 amended proposed North and West elevations
522 amended proposed South and East elevations
112 Amended location plan received 18.12.2019

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.