
Site Address:	18 Castlemans Lane, Hayling Island, PO11 0PZ		
Proposal:	Part single, part two storey rear extension and front porch.		
Application No:	APP/19/00611	Expiry Date:	05/08/2019
Applicant:	Mr & Mrs Tucker		
Agent:	Mr Quantrill	Case Officer:	Ross Leal
	Architectural Services		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

No.18 is located on the east side of Castlemans Lane and within an area developed with housing in a ribbon development form. The application dwelling is one of a pair of semi-detached two storey dwellings located in the centre of a group of 3 pairs of similar semi-detached dwellings, although unlike the pairs on each side which have side hipped roofs the application dwelling has side gables and a central shared gabled element. The application dwelling is constructed of red brick with white/cream render at first floor. The roof material is slate. Dwellings to the north and south have front porch additions.

The application dwelling appears largely unaltered from its original form, with no extensions. Both nos.16 and 18 have flat roofed canopies above their front entrance doors. No.16 in the pair has a rear single storey extension on the joint boundary and also a substantial two-storey rear extension. No.20 to the north has a substantial two-storey rear extension as does no.22, these extensions are set away from their joint property boundary and the footprint of these dwellings is therefore U-shaped. Side walls of these extensions appear as a continuation of the original existing side walls. No.20 has 3 modest ground floor openings facing the site, although these are partially screened by a boundary hedge. No.16 in the pair has rear ground and first floor windows, but no windows facing the site. Site boundaries are a mixture of hedging and fencing. To the front, the site is enclosed by low fencing and there is a concrete drive capable of accommodating 2 cars.

2 Planning History

There is no planning history relevant to the application dwelling.

The planning history for the adjoining dwellings is as follows:

No.16 Planning History

92/57337 – Two storey and single storey rear extensions and porch to front – Permitted and implemented only in respect of proposals to rear.

APP/12/01281 – Single storey front extension. Second storey to existing single storey rear extension - Withdrawn on officer advice that rear extension would not receive officer recommendation due to impact on amenities of the occupiers of the adjoining dwelling.

APP/13/00440 – Single storey front extension – Permission

No.20 Planning History

97/62503 – Single storey front extension and two storey rear extension – Permission

3 Proposal

It is proposed to erect a part single, part two storey rear extension and a front porch at the application site. The ground floor element of the extension would be 5m deep and 7.5m wide across the rear of the existing dwelling, although would be set in slightly from the joint boundary with no.16 by 0.2m. Above this would be a 4m deep first floor extension with rear gable which would be 4m wide and set away from the joint boundary by 3.6m. The roof of the ground floor below would be hipped inwards towards the first floor, away from the joint boundary. Ground floor eaves would be 2.63m and the maximum height of the ground floor roof where it slopes inwards away from no.16 would be 4m. For the first floor extension, which would continue the existing side wall facing no.20m the eaves would be 4.71m (the same as the existing dwelling) and the ridge would be 6.8m. To the front, a porch which would measure 2.55m in width and 1.23m in depth. It would be 2.05m at eaves and 3.6m at ridge with a front gable. Roof materials would be slate, with a rendered exterior. The new accommodation would be an enlarged kitchen/dining area with new internal utility room and a third bedroom at first floor. No side facing windows are proposed at first floor and a single side door facing no.20 is proposed serving the kitchen. The kitchen would have a rear facing window and bifold doors would serve the dining room. The new bedroom would have a rear facing window. Roof lights are also proposed, 2 in the ground floor roof and 2 in the first floor roof. Parking is indicated to remain as existing at 2 parking spaces.

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)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

No Consultees.

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: 2

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Re the planning application APP/19/00611 I would like the following comments re issues, taken into consideration when considering this Application 1/ The impact on Neighbouring houses re privacy / windows overlooking 2/ The impact on parking, I have lived in castlemans lane for 17 years & the off-street parking has gradually been getting worse you can only park one side of the road the current applicants have 2 cars & a large Motorhome which is parked in the driveway 1 car parked on street 1 on front garden & sometimes 2 cars in the street let alone any visitors 3/ I do believe castlemans lane is becoming overdeveloped 4/ How close it is to our property 5/ We had an application to build a rear extension denied due to the impact on number 18 castlemans lane 6/ The impact on wildlife	See section 7 in this report which addresses the issues raised in these comments.

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 and their amenity
- (iv) Parking

(i) Principle of development

- 7.2 The application site is located outside of the defined urban area and within an undeveloped gap between settlements/non-urban area. However it is also located within an area of existing development along Castlemans Lane. Policies AL1 and AL2 in the Havant Borough Council Local Plan (Allocations) July 2014 are relevant and Policy AL2 states that planning permission will be granted for developments within undeveloped gaps or non-urban areas that help to define the separate identity of settlements and prevent their coalescence where development relates to small scale householder development. As such, there can be no objection in principle to the proposal, subject to compliance with other Development Plan Policies.

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

- 7.3 The proposal would result in a change to the appearance of the rear of the dwelling and this would be visible from the adjoining dwellings, although would not be generally visible from the street. The proposal would be subservient to the appearance of the main dwelling and has been sympathetically designed and would utilise matching materials. It is not considered to be harmful to the appearance of the existing dwelling. The proposal is also not considered to have an appreciable impact on the street scene or the area in general and the proposed front porch is also proportionate and sympathetically designed.

The design and appearance of the proposal is deemed appropriate in context to the existing dwelling and the locality and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy) and also consistent with the Council Design Guide 2011. 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 and their amenity

- 7.4 The proposed development does not propose side windows at first floor and therefore there would be no impact as a consequence of overlooking and privacy loss. The roof lights facing the adjoining properties are set at a high level and views outwards over adjoining properties would not result. This aspect can also be controlled by imposing a condition to remove the potential for the future introduction of first floor side windows without first obtaining prior approval.

The two-storey element of the proposal is of similar depth to similar extensions to the rear of dwellings on each side and separation between dwellings is maintained. The two storey element of the rear extension is not considered to be unduly dominant in proximity to adjoining dwellings since satisfactory separation is maintained and it does not extend significantly beyond the rear of existing adjoining extensions.

The submitted drawings also indicate that there would be no encroachment into the 45 degree outlook from an adjoining bedroom window by the first floor element of the extension. The ground floor rear extension would not encroach into outlook from the rear of adjoining dwellings and it does not extend significantly outwards at 1.4m from the ground floor rear extension to no.16 adjoining.

The proposed front porch is of very limited scale and does not give rise to impact on the amenity of adjoining occupiers.

The overall proposal is therefore no considered to give rise to harm to the amenity of adjoining occupiers and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy) and also consistent with the Council Design Guide 2011.

(iv) Parking

Policy DM13 in the Core Strategy requires that development will only be permitted where it provides parking for cars, motor cycles and cycles in accordance with the relevant standards. Such parking provision must be appropriately located in relation to the development and be practical for its intended use. The Parking Standards SPD, July 2016 indicates that 2 car parking spaces are required for a 3 bedroom dwelling. The existing level of parking provision at the site for 2 cars is therefore in accord with the SPD and as such additional parking cannot be required, notwithstanding the representations regarding parking which have been made.

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 meeting the requirements of Policy CS16 of the HBLP (Core Strategy) and also consistent with the Council Design Guide 2011 and would make satisfactory parking provision in accord with Policy DM13.

8 Conclusion

- 8.1 The scale, siting and design of the proposal are not considered to be harmful to visual amenity or to the amenity of the adjoining occupiers and the proposal is not considered to give rise to harm due to privacy loss. Parking provision is also in accord with Policy and the SPD. The proposal would therefore 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/19/00611 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:

Drawing Number 09/036-001 - Ground Floor Existing
Drawing Number 09/036-002 - First Floor Existing
Drawing Number 09/036-003 - Ground Floor Proposed
Drawing Number 09/036-004 - First Floor Proposed
Drawing Number 09/036-005 - Roof Plans
Drawing Number 09/036-006 - Existing Elevations

Drawing Number 09/036-007 - Proposed Elevations
Drawing Number 09/036-008 - Location & Block Plan

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials to be used shall match in type, colour and texture those on the existing building.

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 2018.

- 4 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order (as Amended), no additional first floor windows or other openings shall be formed in the north or south side elevations of the first floor rear extension without the prior written approval of the Local Planning Authority.

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 2018.