

Site Address: 28 Sinah Lane, Hayling Island, PO11 0HH
 Proposal: Two storey side extension. Single storey rear extension. Replacement roof and creation of second floor accommodation with rooflights. Proposed Crossover. Proposed re-render and cladding.
 Application No: APP/18/01257 Expiry Date: 11/02/2019
 Applicant: Mr & Mrs Robinson
 Agent: Miss Roberts Case Officer: Emma Chisnall
 Critchley Architecture and Design Ltd
 Ward: Hayling West
 Site Visit Date:

1 Site Description

2 Planning History

3 Proposal

4 Policy Considerations

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Local Plan (Core Strategy) March 2011

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

5 Statutory and Non Statutory Consultations

Highways Engineer

The Highway Authority has no adverse comment to this application subject to the construction of the proposed dropped kerb and the reinstatement of the existing dropped kerb to full faced kerb and the existing vehicular crossing reinstated to full footway construction. An informative needs to be added to any permission stating that the agreements of the Highway Authority must be obtained prior to any works.

Officer Comment: A condition and informative shall be included with the decision.

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: 10

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 and new access
- (iv) Developer contributions/ 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.

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

7.3 The works proposed to No 28 Sinah Lane are extensive and include the raising of the ridge height to create a second floor. A two storey extension to the west and east sides of the dwellinghouse are also proposed including a single storey rear extension and the alteration/movement of the existing entrance of the site from the south west to the south east corner of the application site.

- 7.4 The proposed alterations shall alter the existing appearance of No 28 and would create a modern dwelling constructed of a cladding and render mix. Following a site visit the current property is in a slight state of disrepair and the alterations are therefore considered to provide a positive uplift to the property. Although this shall alter the character of the existing dwelling No 28 is situated within a diverse streetscene which contains modern two storey dwellings to the east and smaller scale traditional bungalows to the immediate to the west. Therefore the visual alterations proposed to the dwellinghouse are considered to create a property which sits appropriately within a mixed streetscene and which reflects the character of the locality.
- 7.5 It is noted that the streetscene contains a varied palette of colour within it and that a timber cladding is proposed on the property. To ensure that this material colour and finish is appropriate to the locality and No 28 a condition is considered necessary in order for samples to be submitted to the Local Planning Authority for approval. This shall be included with the decision.
- 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 adjacent neighbours No 26A and No 30 Sinah Lane.
- 7.8 No 30 is the property to the west and consists of a bungalow with a large depth. 4 high level windows are positioned within the east side elevation facing No 28 two of which serve a kitchen and lounge and in addition are fitted with obscure glass. Clear glass windows serves the utility and sun room however all windows are already restricted from a view due to their height and the glass that has been fitted. The works proposed to No 28 shall bring development in closer proximity to the shared boundary but shall retain a set off of approx 2.5m. The works shall be approximately 5.6m high with a roof pitched away from No 30 in order to reduce the impact caused. Due to the restrictions already afforded to the neighbouring dwelling the works are considered to not be easily viewable or obstructed thereby protecting the existing view from them. Although light levels have the potential to be impacted this shall be limited to the morning which combined with the set off from the boundary and design of the roof would not cause a significant enough impact to warrant a refusal of planning permission.
- 7.9 26A is the dwellinghouse to the east and is set away from No 28 by approximately 3m at the shortest point. The proposed development shall be set off the shared boundary with the neighbour by approximately 1.5m which is considered to soften and reduce the visual impact caused by the development. Although the ridge height is proposed to be raised this shall be on the majority of No 28 which is set further away from No 26A which combined with a pitched roof is considered to result in an acceptable impact. The increased height in closest proximity to the neighbour shall be limited to a modest part of the neighbours dwelling which combined with no objection being made, the set off of the proposed developed and pitched roof design is considered, on balance, to result in a limited and acceptable neighbour impact. Light levels have the potential to be modestly impacted in the late afternoon however this shall be limited and is considered to not be harmful enough to warrant a refusal of planning permission. The works are therefore considered to be acceptable.

7.10 Rooflights are proposed to be erected within the roof space to serve No 28 which shall look out to the east and west. A section plan has been submitted in order to show the high level position the rooflights shall be in which is considered to ensure that no significant over-looking nor a loss of privacy occurs as a result. This shall be conditioned as part of the decision and is considered to result in an acceptable and neighbourly impact.

7.11 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 and new access

7.12 The works propose four external parking spaces and one integral garage to serve the proposed 5 bedroom dwellinghouse. This proposed provision is considered to accord with the Boroughs SPD and is considered to be a suitable and acceptable provision for the proposal.

7.13 The entrance to the site is proposed to be moved from the south west corner of the application site to the south east side. The Councils Highway team have been consulted in regards to this alteration and have raised no concern with the proposal pending the dropped kerb being reinstated to a full faced kerb. This shall be conditioned as part of the decision and is considered to satisfactorily address these comments. In addition an informative shall be included to make the applicant aware that permission would need to be sought from the Highways Team in order to carry out these alterations.

(iv) Developer Contributions/ CIL

7.14 The application is liable to pay the Community Infrastructure Levy a total of £19,352.90 and the relevant forms have been sent including a draft liability notice. The applicants wish to apply for self-build relief from this payment and have completed the necessary forms that will ensure that relief is given to the CIL payment which does not need to be made.

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/18/01257 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:
Streetscene Plan: Drawing No 18100-522
Proposed Section Plan: Drawing No 18100-601
Location and Block Plan: Drawing No 18100-101
Proposed Site and Parking Plan: Drawing No 18100-104
Proposed Ground Floor Plan: Drawing No 18100-420
Proposed First and Second Floor Plan: Drawing No 18100-421
Proposed North and West Elevation Plan: Drawing No 18100-521
Proposed South and East Elevation Plan: Drawing No 18100-520
Reason: - To ensure provision of a satisfactory development.
- 3 Prior to the occupation of the development hereby permitted the existing vehicular access to the application site from Sinah Lane shall be closed and any footway/verge crossings reinstated.
Reason: In the interests of highway safety and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 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 rooflights in the west and east roof elevation serving the den space shall be fitted to a height of no less than 1.7m above finished floor level 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.
- 6 The car parking, servicing and other vehicular access arrangements shown on the approved plans Drawing No 18100-104 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.