
Site Address:	4A Hollow Lane, Hayling Island, PO11 9AA		
Proposal:	External lift shaft to West elevation.		
Application No:	APP/19/00523	Expiry Date:	16/07/2019
Applicant:	Mr & Mrs Hickson		
Agent:	Mr Murray	Case Officer:	Karen Wooden
	I J Murray Associates		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey detached house located on the southern side of Hollow Lane. The house is set approximately 6m back from the highway and benefits from a detached garage and large area of hard standing to the front of the house, which provides curtilage parking for several vehicles.
- 1.2 The properties within Hollow Lane are mixed in terms of size, age, style and design.

2 Planning History

00/65325/000 - First floor rear extension conservatory to rear and single storey side extension., PERM,28/07/2000
APP/14/00112 - Application for written approval that the S106 has been received in accordance with approved details relating to Planning Application 00/58501/001 and 00/58501/002., PERM,24/03/2014

3 Proposal

- 3.1 This application proposes the addition of an external lift shaft to the eastern elevation to provide first floor access for the occupants.
- 3.2 The plans also show the replacement of the existing conservatory roof, however this alteration is being carried out subject to Schedule 2, Part 1, Class A and therefore does not require the benefit of planning permission.

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)

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

5 Statutory and Non Statutory Consultations

5.1 No consultees required for this application.

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: 5

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

(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 lift shaft is to be attached to the eastern elevation of the existing dwelling to provide access from the ground floor to the first floor. As such the top section of the shaft will be partially visible from the public domain. However the property is set approximately 13m back from the front boundary line, and the eastern elevation of the house is partially obscured by the detached garage to the front. The rear garden is in excess of 30m in length and backs onto an area of parking spaces and car ports. The proposed materials are to be coated metal, colour to match brickwork with smoked glass panels.

7.4 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

- 7.5 The proposal is to be located on the western elevation and as such it is not considered that it would have an adverse impact on the occupiers of the property to the east. To the south of the house is a parking area, with the nearest dwelling being located in excess of 50m from the rear wall of the dwellinghouse of No. 4a
- 7.6 No. 13 Hollow Lane is a detached house to the north of the application site, set back from the highway. The top of the lift shaft will be visible from this property however there is a separation gap of approximately 35m between No's 4a and 13. The application shows the glazing is to be smoked however it is not considered necessary to condition this to protect the privacy of the occupiers of No. 13, as the view will be to the front of this house, which is currently readily visible from the public domain.
- 7.7 No. 4 Hollow Lane is a three storey terrace house located to the west. It is noted that this neighbouring property has a small dormer window on the eastern elevation, however this window sits above the highest point of the lift shaft. The proposed location is in excess of 6m from the rear elevation of the host dwelling, and 10m from the rear wall of No. 4. It is therefore not considered that the lift shaft would result in significant overlooking to any private amenity space of their neighbours. As mentioned above, the proposal shows the glazing is to be smoked however it would not be considered appropriate to condition this as clear glazing would not create significant overlooking or loss of privacy.
- 7.8 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.

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/19/00523 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:

Existing location and site plans - A101
Existing floor plans - A102
Existing elevations - A103
Existing site sections - A104
Existing views - A105
Proposed location and site plans - A106 v2.1
Proposed floor plans - A107
Proposed elevations - A108
Proposed site sections - A109
Proposed views - A110
Proposed lift shaft detailing - A111

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.