

---

Site Address: 4 Fairlight Chalets, Salterns Lane, Hayling Island, PO11 9LQ  
Proposal: Demolition of conservatory and erection of single storey rear extension.  
Application No: APP/19/00266 Expiry Date: 24/06/2019  
Applicant: Ms Baker-Smith  
Agent: Mr Choules Case Officer: John Shaw  
Philip Choules MSAI  
Ward: Hayling East  
Site Visit Date:

Recommendation: **GRANT PERMISSION**

---

## **1 Site Description**

The application dwelling is a terraced property to the western side of a collection of properties known as Fairlight Holiday Chalets. The properties are accessed via Salterns Lane, Hayling Island to the north.

The property as with the majority of the chalets has a limited occupancy condition imposed under the original permission for the erection of the chalets; no. 4 limited to being occupied for 8 months per calendar year. The building is single storey of simple construction with painted brickwork, tiled pitched roof and UPVC windows and doors. To the rear there is a single storey conservatory in poor condition and which would be removed as part of this application; beyond this conservatory is a very limited rear area which allows for a minimal degree of outside storage.

## **2 Planning History**

APP/12/00896 - Removal of Condition 7 of Planning Permission HWU2788 and Condition 1 of Planning Permission 13268/3 to allow for permanent occupation of chalet numbers 1-30, 32-35 inclusive., REF,12/11/2012

## **3 Proposal**

Demolition of conservatory and erection of single storey rear extension.

## **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)  
CS17 (Concentration and Distribution of Development within the Urban Areas)

### 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**

Not applicable

## **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: 6

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 rear extension would be single storey, use materials to match those existing at the property and would have no visibility from the streetscene. It is considered that the extension would be subservient to the rear of the dwelling and have no impact on the character of the wider area.

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

7.4 The proposed extension would be 0.2m higher than the existing conservatory which it would replace. The glazing to the side elevation of the existing conservatory adjacent to no. 3 to the north is effectively blacked out by creepers which grow along the shared fence; this boundary fence has a height of approximately 1.8m. It is considered that when, as outlined within the Borough Design Guide, a line is drawn diagonally down at 45 degrees from the near top corner of the proposed extension, this line would not intersect the centre of the nearest habitable room window to the extension, a kitchen to the rear of no. 3. Therefore, it is concluded that no undue loss of light would occur.

7.5 During the course of the application, concern was raised by the planning officer that the increase in depth of the extension of 0.7m compared to the existing conservatory could result in an overbearing impact on the limited rear amenity space enjoyed by no. 3.

Following this, the applicant duly agreed to step the final 0.5m of the proposed extension in from the boundary by 0.7m meaning that the extension would only have the same depth where it meets the shared boundary as the existing structure. It is considered that this change together with the minimal height increase would ensure that there would be no undue overbearing impact on the neighbour closest to the development, no. 3 Fairlight Chalets, over and above that which already exists.

- 7.6 The proposal would increase the rear amenity area of the application dwelling to the extent that it has the potential to become a more useable albeit still small amenity space.
- 7.7 In light of these factors, it is considered that the proposal would 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). 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 no undue impact on the character of the wider area or on neighbouring amenity 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/19/00266 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:  
Site/Block Plan, Drwg No. F20 A  
Proposed Elevations and Floor Plans, Drwg No. F22 B  
**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.