
Site Address: 52 Salterns Lane, Hayling Island, PO11 9PJ
Proposal: Front extension to porch/hall, new part pitched roof and conversion of integral garage, alterations and enlargement of existing rear extension, replacement windows, render and horizontal cladding to external walls.
Application No: APP/19/00377 Expiry Date: 31/05/2019
Applicant: Mr & Mrs Proctor
Agent: Mr R Lilley Case Officer: John Shaw
 Lilley Architecture
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

The application dwelling is a detached property to the southern side of Salterns Lane, Hayling Island.

The property is set along an irregular building line within a mixed streetscene where dwellings vary in regards to scale, mass, heights, design and use of materials. Immediately to the west is a residential care home while to the east is a detached dwelling similar in scale and appearance to the application dwelling. The dwelling benefits from a rear garden approximately 22m in length; the rear boundary is adjacent to a number of garages which serve neighbouring properties. The dwelling has an integrated garage which projects ahead of the frontage of the dwelling, a UPVC front porch and a single storey rear extension.

2 Planning History

None relevant

3 Proposal

Single storey extensions to front and rear. Loft conversion to include raising of ridge height and insertion of windows to front and rear elevations at first floor level.

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)
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

Developer Services, Southern Water

Southern Water would have no objections to the above proposal.

Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water

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
- (iv) Parking

- (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 extension to the existing front porch would increase its overall depth by 0.4m resulting in the porch extending ahead of the rest of the frontage of the dwelling by 0.2m. The most significant visual change which would occur from the alteration and extension to the porch relates to the proposed pitched roof design and rendered external walls in contrast to the gently sloped roof and predominantly glazed with white UPVC framed existing porch. The existing porch is of an incongruous design and its replacement with a porch with materials to match the rest of the ground floor, that would be easily read as serving the front entrance and which would have a pitch to match the ridge height of the new roof above the proposed converted garage would create a harmonious frontage and represent a visual betterment over and above that which currently exists.
- 7.4 The proposed rear extension would extend the existing rear extension by 0.7m in width and see the addition of a pitched roof. These alterations would be considered minimal and would retain the subservience of the rear extension to the bulk of the dwelling and would not result in the rear extension becoming visible from the wider streetscene.
- 7.5 The proposed use of render to the ground floor, timber cladding to the first floor, the replacement of existing windows and insertion of new windows and doors would not lead to the dwelling looking unduly prominent within the mixed streetscene and it is considered that the proposed use of materials would integrate effectively with the form of the dwelling.
- 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 increase of the existing porch by 0.4m in depth would result in the porch projecting ahead of the main frontage of the dwelling by 0.2m and the addition of a pitched roof would increase its height. However, though the extended porch would sit ahead of the adjacent neighbour, no. 52a Salterns Lane to the east, the porch would not cross the 45 degree angle from the centre of the nearest habitable room of no. 52a. At single storey and considering the two properties are detached from each other, it is deemed that no undue overbearing would result from the porch extension. The creation of one window to the eastern side elevation of the porch would not result in direct overlooking of habitable rooms and would have a similar relationship with the neighbouring property as currently exists from the largely glazed front porch. The other windows to be added to the eastern side of the dwelling as part of the overall proposal would be either obscured facing a blank elevation or high level rooflights and so it is considered that no undue overlooking would occur.
- 7.8 The proposed rear extension would not project further into the rear garden than is existing and would not bring the existing rear extension nearer to the boundary with no. 52a to which it would be adjacent. The addition of a pitched roof would not impact on the access to light of the rear of no. 52a. There would be no windows to the side wall of the rear extension and so it is deemed no undue overlooking would occur. Though the width of the existing rear extension would increase as part of the proposal, the extension would retain a sufficient separation distance from no. 50 to the west to ensure no undue harm to neighbouring residential amenity would result.

- 7.9 In regard to the changes to the fenestration of the property, it is regarded that no increase in overlooking of neighbouring properties would result compared to existing. To the west elevation, of the two windows which currently serve the existing garage, one which is obscured would be retained while the other would be replaced by a door and small window to serve a utility room. This door and window would be in close proximity to a 1.8m high shared boundary fence and also a 1.8m high fence that runs east to west separating the front and rear of no. 50; this fencing would effectively obscure views of the clear glazed habitable room of no.50 which forms part of its eastern side elevation and which is set ahead of the application dwelling.
- 7.10 Consequently, 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 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

- 7.11 The dwelling has 4 bedrooms and space for 5 parked cars including one provided by the garage. As part of the development, the garage would be converted to a bedroom but it is stated that 4 bedrooms would remain at the property as would the 4 parking spaces located on the driveway to the front. It is considered that this parking provision for a dwelling of this size would comply with Policy DM13 of the Core Strategy which outlines residential parking standards.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have no undue impact on the character of the wider area, neighbouring amenity or parking provision 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/19/00342 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:

Location/Block Plan, 449 PL01 REV00
Floor Plans: Proposed, 449 PL04 REV00
Elevations: Proposed, 449 PL05 REV00

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials to be used shall match in type, colour and texture those stated on the received application form and proposed elevation plan, 449 PLO5 REV 00.

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.