
Site Address: The Barn, Meadow Farm Nursery, Woodgaston Lane,
Hayling Island, PO11 0RL
Proposal: Raise ridge height of roof to incorporate living accommodation at first
floor level to include 3No. dormers.
Application No: APP/19/00320 Expiry Date: 22/05/2019
Applicant: Mr & Mrs Newell
Agent: Mr Jupp Case Officer: Emma Chisnall
Stephen Jupp MRTPI
Ward: Hayling East
Site Visit Date:

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site which forms part of the wider Meadow Farm Nursery is a single storey dwellinghouse constructed around 1985 and which is positioned along the eastern boundary of the nursery on level ground.
- 1.2 The application site was subject to an approved lawful development certificate in February 2018 relating to the use of the building as a single dwellinghouse. Therefore this has been established and the application now seeks to develop a first floor accommodation by raising the ridge height.
- 1.3 The property is constructed of timber boarding and sheeting and benefits from an modest amenity space which surrounds the site and is laid as concrete. A timber fencing and hedging approx 2.5m high surrounds the site with a mature tree towards the north east of the application site and south east of the application site.
- 1.4 The nursery where the dwelling is positioned itself is a horticultural nursery that specialises in bedding plants, fuchsias, geraniums, basket plants, perennial, alpiners and heathers, shrubs, climbers and roses. A limited number of other items e.g. pots and compost are also sold. There are outside areas for the display of plants and a number of buildings namely tow heated glass houses, two heated polytunnels, one unheated polytunnel, a timber shed for transplanting and a blockwork building housing a range of ancillary uses. To the south of The Barn is a detached dwelling called Sallings Cottage which is subject to an agricultural tie and which is controlled through both a condition and a legal agreement.

2 Planning History

APP/15/00427 - Change of use from agricultural building to a flexible commercial use (within class B8, Storage and Distribution) subject to prior approval covering flooding, highways and transport issues, noise impact and contamination risks on the site., WD,15/05/2015

APP/17/01315 - Application for certificate of lawful existing use relating to use of building as a single dwellinghouse, PERM,05/04/2018

APP/18/01263 - Continuation of use of land in south west corner of nursery as a scaffold yard., PERM,14/03/2019

3 Proposal

- 3.1 Raise ridge height of roof to incorporate living accommodation at first floor level to include 3No. dormers.

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS16 (High Quality Design)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

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

Arboriculturalist, Havant Borough Council

The Oak shown on the Tree Protection Plan is a lot closer than has been plotted on the map, however, as there is no excavation taking place near the tree I have no objection to the proposal. Please condition that the work is carried out in accordance with the Tree Protection Plan should planning permission be granted.

***Officer Comment:** This shall be included with any 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: 2

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 situated outside the urban area boundary as defined in the Development Plan and the land is therefore non-urban. Core Strategy policy CS17 seeks to concentrate development within the urban area. Policy AL2 states that land outside the defined urban area on Hayling Island is 'non-urban'.
- 7.3 The application site was subject to an approved lawful development certificate in 2018 which established the use of the site as a dwellinghouse. The proposal does not seek to extend the footprint or alter the position of the dwellinghouse and only proposes to extend into the roof space to create additional bedrooms. As such, the principle of the works is considered to be acceptable subject to usual development management criteria used when assessing a typical householder development.

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

- 7.4 The application proposes the raising the ridge height of the existing dwellinghouse in order to accommodate additional bedrooms at first floor. The Barn, which is positioned to the east side of the nursery is currently long and narrow in form with a modest pitched roof and provides two bedrooms. The property is well screened from the highway of Long Copse Lane due to its central eastern position within the nursery and therefore the visual impact from this viewpoint is negligible.
- 7.5 Although the works proposed to the building shall create a larger family home in chalet bungalow form the works are considered to have been designed to a high quality and propose an in keeping, proportionate development which continues the existing building lines of the The Barn and provides a positive uplift to the existing bungalow. Furthermore the property is positioned with a fairly remote position within the nursery which is well screened to the west and alongside the field to the east reducing any visual dominance caused. A chalet style bungalow property is to the rear, Saltings Cottage and therefore the proposed development at The Barn is considered to appear in keeping to this site as the closest neighbour. The proposed dormers are considered to be modest in scale and are single form in nature appearing subservient to the roof space proposed which complies with guidance stipulated in the Borough Design Guide. From being building built in matching materials and from using a plain tile the works are considered to contribute towards the existing character of the area and locality. The development is therefore considered to be acceptable. .
- 7.6 It is acknowledged that the amenity space serving the dwelling is modest in scale however this provision is considered to be sufficiently large enough in order to serve the occupiers of The Barn. From being set off the shared boundaries the application site is considered large enough to accommodate the proposed first floor works without the dwellinghouse appearing over-bearing or cramped resulting in a limited and acceptable visual impact.
- 7.7 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

- 7.8 The application site is situated within the main nursery and therefore only has one neighbour to the south of it, Saltings Cottage. The proposed works are considered to be set a suitable distance away from this neighbour to ensure the development does not appear over-bearing or intrusive and therefore light levels and shadowing are also considered to be maintained as a result of the works. A window is proposed in the south

side elevation at first floor which has the potential to cause some overlooking. However, the window shall be orientated towards a limited part of the rear amenity space of the property only which alongside no concern being raised by the neighbour is considered, on balance, to result in a limited and acceptable impact.

- 7.9 The nursery to the north and open field to the east are considered to not suffer from any significant over-looking nor over-bearing impact of the proposed works due to the impact already caused by the existing dwellinghouse and spacious distancing between the sites and proposed development. The works are therefore considered to be acceptable.
- 7.10 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

- 7.11 The site shall increase the bedrooms at The Barn from two to four. As such, three parking spaces are required to serve the dwellinghouse which can be provided, as shown on the submitted plans, within the parking area to the north of the application site. Due to the easy access from this point to the dwelling this provision is considered to be suitable and appropriate to serve the property and would accord with the Boroughs Parking SPD resulting in an acceptable impact. This shall be conditioned to be retained and to serve the property.

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/19/00320 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:
Planning Statement: Received 20.03.2019
Arboricultural Impact Assessment Report: Received 27.03.2019
Tree Protection Plan: Received 27.03.2019
Location Plan: Drawing No 1 Received 20.03.2019
Block Plan: Drawing No 2 Received 20.03.2019
Proposed Site and Parking Layout Plan: Drawing No 3 Received 20.03.2019
Proposed Elevations and Floor Plan: Drawing No 5 Received 20.03.2019
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.
- 4 The car parking, servicing and other vehicular access arrangements shown on the approved plan Proposed Site and Parking Layout Plan: Drawing No 3 Received 20.03.2019 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.
- 5 The development must be undertaken in accordance with the Arboricultural Impact Assessment Report received 27.03.2019 and tree protection plan received 27.03.2019 supplied by *Stephen Jupp*.
Reason: To secure the conservation and enhancement of existing natural features and having due regard to Policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011.