
Site Address: 69 Hollow Lane, Hayling Island, PO11 9EY
Proposal: Part demolition of existing single storey rear extension and pergola.
Construction of two storey and single storey rear extension. Removal of existing UPVC
cladding to first floor rear outshot and re-cladding with charred larch.
Application No: APP/19/00227 Expiry Date: 22/05/2019
Applicant: Mr & Mrs Clark
Agent: Neal Case Officer: John Shaw
T Neal Ltd
Ward: Hayling West
Site Visit Date:

Recommendation: **GRANT PERMISSION**

1 Site Description

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

The property is set along a regular building line in a verdant streetscene where the dwellings contrast significantly in regard to mass, scale and design. The application dwelling is a hipped roof, two storey dwelling with a lower hipped roof outshot projecting to the rear; either side of the property are bungalows. The dwelling benefits from a single bay attached garage to the side, a single storey rear extension which would be raised in height and extended further as part of the current proposal and a rear garden approximately 30m in length.

2 Planning History

94/58912/000 - First floor rear extension., PERM,02/03/1994

3 Proposal

Part demolition of existing single storey rear extension and pergola. Construction of two storey and single storey rear extension. Removal of existing UPVC cladding to first floor rear outshot and re-cladding with charred larch.

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**

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
The plans as submitted will effectively block daylight from my kitchen window. Currently the direct light is already 75% blocked by the existing structure - and will also result in completely removing the limited outlook we have of a sky view. My kitchen will thus become dark with the new 2 storey structure only a few feet from my kitchen window. The new structure will also impact my family's privacy.	See Section 7. The two storey extension in question will not lie adjacent to the representee's property and will not result in any loss of privacy to that property.

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 two storey extension would extend toward the rear to the eastern side of the dwelling and would not project above existing ridge height of the dwelling. The extension would have a depth of 2m and would be largely obscured from the streetscene by the existing bulk of the dwelling. Proposed materials for this element of the proposal would match existing and in drawing these factors together, it is considered that the two storey extension would not unduly harm the character of the dwelling or appear prominent within the wider streetscene.

7.4 The single storey extension would see the existing single storey rear extension increased in height by 0.5m and extended 3.3m; this would result in an overall depth

just 0.3m deeper than the combined depth of the existing single storey extension and pergola, the latter to be removed as part of the proposed development. The extension would at single storey be subservient to the bulk, mass and height of the two storey dwelling. Materials would match existing. Overall, it is deemed that the single storey extension would be of an appropriate design in the context of the dwelling and the wider area within which it would have limited wider visibility.

- 7.5 The replacement of the UPVC cladding to the first floor outshot and recladding with charred larch would represent a minor overall change to the character of the dwelling and would have limited visibility from Hollow Lane and therefore is deemed would not cause harm to its character.
- 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 two storey extension would be set down from the highest point of the ridge of the dwelling which would thereby completely obscure it from the dwelling to the west, no. 67 Hollow Lane and would ensure there would be no undue increase in overshadowing above that which already exists toward the property to the east, no. 71 Hollow Lane. The eastern side wall of the two storey extension would be flush with the existing side elevation of the dwelling and therefore the built form at the site would not come any closer to no. 71 than which already exists. There would be no window to the side elevation of the extension and the proposed window to the rear of the two storey extension would serve a utility room with oblique viewing angles similar to that which exists from the other first floor rear facing windows.
- 7.8 The single storey extension would increase the height of the existing single storey rear extension by 0.5m. The proposed extension would project past the rear of the adjacent property, no. 67 by 1.5m but this degree of projection would not impact on the 45 degree overshadowing lines of the rear facing habitable room windows of no. 67 and which moreover are windows that are north facing. The north east corner of no. 67 would directly face the proposed extension and no window exists to this corner of the neighbouring property. The rest of the side elevation of no. 67 has poor access to light due to its proximity to the two storey application dwelling and the high screening hedges which run along the boundary. Therefore, it is assessed that the single storey rear extension which would come no closer to the boundary than the existing single rear extension would have no more overbearing or overshadowing impact on the adjacent property than which currently exists. There would be no additional windows to the side elevation of the proposed extension facing no. 67 and so it is concluded that no undue overlooking of the neighbouring property would occur.
- 7.9 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 meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00227 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:
Proposed Floor Plans and Elevations, Drwg. no 828/04A; Roof and Site Plans, Drwg no. 828/05
Reason: - To ensure provision of a satisfactory development.
- 3 The external materials to be used shall match those given on the application form and the proposed floor and elevations plan, Drwg. no 828/04A
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.