
Site Address:	2A Hollow Lane, Hayling Island, PO11 9AA		
Proposal:	Single storey rear extension.		
Application No:	APP/18/00964	Expiry Date:	29/11/2018
Applicant:	Mr & Mrs Howard-Smith		
Agent:	Miss Roberts	Case Officer:	Karen Wooden
	Critchley Architecture and Design Ltd.		
Ward:	Hayling West		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a three storey mid terrace house which originally formed part of a nursing home, in Hollow Lane, Hayling Island. The property has brick elevations and a hipped tiled roof. The property to the east (No. 4 Hollow Lane) is a three storey pitched house, however the property to the west (2 Hollow Lane) is lower, having just two storeys.
- 1.2 To the front of the terrace is a large area of block paving which leads to Hollow Lane. To the north west is a detached block of three garages.
- 1.3 Hollow Lane is a residential area with a mix of flats, bungalows and houses which vary in age, style and design.

2 Planning History

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

APP/18/00670 - Single storey rear extension., WD,18/09/2018

APP/18/00848 - Prior notification for single storey development extending 6 metres beyond the rear wall of the original dwelling, incorporating a maximum height of 3.365 metres and an eaves height of 3 metres., GPDC,24/09/2018

3 Proposal

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)

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: 8

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 By virtue of the siting, the proposed extension will not be readily visible from the public domain and therefore is not considered to have an adverse impact on the character of the area. Notwithstanding this, the proposed materials are to be similar to those used on the existing dwelling.

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 Due to the proposed siting of the extension it is not considered that it would have a significant impact on the occupiers of the properties to the north or south.

7.6 No. 2 Hollow Lane is sited to the west of the application site. This is a two storey end of terrace house set within a small plot, with a small external amenity space to the south (rear) and west (side). The plans submitted show no windows are to be located into the western elevation and therefore the proposal will not result in significant overlooking to the occupiers of this property. No. 4 Hollow Lane to the east is a three storey end of terrace house set within a larger plot than No. 2. Again the proposal shows no windows are to be inserted into the eastern elevation and will therefore not impact the occupiers in terms of overlooking or loss of privacy.

- 7.7 Application APP/18/00670 was originally submitted in relation to a rear extension to No. 2a. Following concerns raised by the case officer in terms of loss of light and an overbearing impact to the occupiers of No's 2 and 4 this application was withdrawn. A prior notification application ref APP/18/00848 was subsequently submitted to demonstrate the scale of extension which could be submitted under permitted development, providing no objection was received from the adjacent neighbours, this submitted application showed an extension projecting 6m from the rear wall of the original dwelling, with a maximum roof height of 3.36m and a maximum eaves height of 3m.
- 7.8 The application submitted as part of this application originally proposed an extension extending 6.3m, with a parapet wall of 3.63m in height and a flat roof measuring 3.28m from ground level. Concerns were again raised by the case officer regarding the proposed impact on the occupiers of the neighbouring properties, and in particular the occupiers of No. 2 due to the proposal extending almost the whole length of this neighbouring rear garden. When assessing the proposed harm to neighbouring amenity caused by this application against the proposal already established under APP/18/00848 (which does not require planning permission) it is noted that the flat roof is 0.28m higher, and the proposal projects 0.3m further. Currently the Technical Guidance for Permitted Development Rights for Householders shows that where a flat roof extension includes a parapet wall, the parapet wall should be ignored for the purposes of measurement.
- 7.9 It was considered that although the flat roof of the extension does exceed the tolerances of Permitted Development by 0.28m, this would sit approximately 0.36m lower than the parapet wall. It was subsequently considered that, providing the proposed extension be reduced to a projection of 6m rather than 6.3m, the adverse impact to the neighbours in terms of loss of light, overshadowing and overbearing would be no greater than the harm caused by the Prior Notification scheme (APP/18/00848) which requires no planning permission. An amended plan has been received showing the reduction in projection and therefore it is considered that, on balance, it would be difficult to justify the refusal of this application. 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/18/00964 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 and block plan - 18027-110

Existing floor plans - 18027-201

Existing elevations - 18027-301 (rev a)

Amended proposed floor plans - 18027-410 (rev a)

Amended proposed elevations - 18027 - 510 (rev a)

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.