
Site Address:	70 Rails Lane, Hayling Island, PO11 9LP		
Proposal:	Proposed two storey infill rear extension.		
Application No:	APP/18/00703	Expiry Date:	07/09/2018
Applicant:	Ms Craig		
Agent:	Mr Morris	Case Officer:	Emma Chisnall
	Mick Morris AADipl Architect		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Rails Lane is a residential road located within the urban area in the south east of Hayling Island. The site is located on the east side of Rails Lane. The east side of Rails Lane which contains the site, is characterised by detached properties which are staggered to reflect the slight curvature in this section of the road.
- 1.2 No. 70 Rails Lane contains a two storey, detached property with a hard standing to the front and a single entrance and exit. The property has a rear garden of approx 10 metres in depth by 9 metres wide. The land is level and contains a lawn and soft landscaping.
- 1.3 In 2013 under APP/13/00490 an application was permitted for a one bedroom bungalow to be erected within the rear amenity space of No 70 with new access to the site from the south which has now been built.

2 Planning History

99/50251/002 - Two storey side extension to south elevation, porch to front and canopy to rear, PERM,08/12/1999
96/50251/001 - Two storey and single storey rear extension. porch and canopy to front, 1.4m high rising to 2m high front boundary wall/railings and gates, PERM,17/02/1997
APP/12/00224 - Erection of 1No. 2 bed detached bungalow with associated parking and landscaping., REF,08/05/2012
APP/13/00490 - Erection of 1No. one bedroom detached bungalow with associated parking and landscaping. (Revised Application)., PERM,16/07/2013
APP/15/00884 - Discharge of Condition Nos. 2, 3, 8 and 9 of Planning Permission APP/13/00490., ,04/09/2015
APP/16/00886 - Variation of Condition 5 of Planning Permission APP/13/00490 and removal of Condition 10 of Planning Permission APP/13/00490 to keep existing individual driveway entrances open., PERM,28/10/2016

3 Proposal

Proposed two storey infill 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

Developer Services, Southern Water

The property is already built over an existing public sewer. If the works to be carried out will alter the existing foundation line or depth it will be necessary for the applicant to contact Southern Water. No development, excavation, mounding or tree planting should be carried out within 3 metres of the public combined sewer. Informative requested in relation to connection to the public foul or surface water sewer. Advice in relation to surface water drainage and that the site lies within the Source Protection Zone.

Officer Comment: An informative will be included with the decision referencing Southern Waters requirements.

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: 7

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 works proposed to No 70 involve the development of a two storey extension to the rear of the dwellinghouse in order to extend the existing rooms. Due to the position and scale of the development the works shall not be viewable from the public domain protecting the existing appearance of No 70 and the character and appearance of the area.
- 7.4 The proposed extension is considered to be modest in size at approx 1.6 meters deep with a reduced ridge height and modest width creating a subservient and in keeping appearance to No 70 which complies with guidance stipulated in the Borough Design Guide. Matching materials are proposed to ensure the development appears in keeping to the main dwellinghouse and does not look out of place and this shall be conditioned as part of the decision.
- 7.5 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

- 7.6 The works have the potential to impact the neighbouring dwelling to the south No 68 Rails Lane and the bungalow to the rear, No 70A Rails Lane.
- 7.7 No 68 is positioned to the south of No 70 and shall be separated from the proposed works by approx 5m which coupled with the neighbours garage being up to the shared boundary to the north is considered to create an acceptable distance between the neighbours which reduces the visual dominance of the development. The proposed works shall also look onto the north side elevation of No 68 which is a flank wall containing no windows. As a result the development is considered to not appear over-bearing in nature, impact outlook, light levels or create over-looking as a result. The neighbour has raised no objection and the works are therefore considered to result in an acceptable impact.
- 7.8 Under APP/13/00490 a one bedroom bungalow was permitted to be built in the rear garden space of No 70 which has been built and is now No 70A. The works proposed to No 70 shall bring development in closer proximity to the modestly sized bungalow which has the potential to cause harm. Following a site visit it was noted that the development shall be set away from No 70a by a minimum of 10m which due to the works creating an 'infill' development shall be in line and away from the neighbouring dwelling by the same distance as the existing rear elevation of No 70. Therefore although the works are considered to be modestly closer to this neighbour under APP/13/00490 this proximity of development to each other was considered to be acceptable. As the works proposed to No 70 involve the extension of this rear elevation to the south and no further forward towards No 70A the impact caused is considered to not be significantly harmful to warrant a refusal of planning permission. Coupled with no objection being made by the neighbour the works are considered to result in a limited and acceptable impact.
- 7.9 It is noted that a first floor bedroom window is proposed within the rear elevation of No

70 which has the potential to cause overlooking to No 70A. However as there is already a modest degree of over-looking from the other first floor windows at No 70, including one which serves the existing bedroom which is to be extended; alongside the distances between the neighbours the development of this window is considered, on balance, to not result in a un-neighbourly impact and is 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.

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/18/00703 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 and Dimension Detail Plan: Drawing No P1170RL 'Rev A' received 16.07.18
Existing and Proposed Elevation Plan: Drawing No P0770RL
Existing and Proposed Floor Plan: Drawing No P0870RL

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used 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.