
Site Address:	37 Bacon Lane, Hayling Island, PO11 0DW		
Proposal:	Erection of porch, alterations to fenestration, installation of render and cladding.		
Application No:	APP/18/01194	Expiry Date:	17/01/2019
Applicant:	Mrs Marks		
Agent:	Mr Foreman	Case Officer:	Denise Sheath
	Critchley Architecture and Design Ltd		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a two storey detached dwelling constructed with yellow brick and a gray hung tiled roof, the property has an attached garage and a driveway. There is an approximately 1.8m close boarded fence to the rear side and rear boundary of the property, there is no boundary treatment to the front. The property is on a corner plot of land between Bacon Lane and Westmead Close.

The properties along Bacon Lane are of varying designs and styles.

2 Planning History

None

3 Proposal

Erection of porch, alterations to fenestration, installation of render and cladding.

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

A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowrope House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructurecharges>.

It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order:

- a Adequate soakaway or infiltration system
- b Water course
- c Where neither of the above is practicable sewer

Southern Water supports this stance and seeks through appropriate Planning Conditions to ensure that suitable means of surface water disposal are proposed for each development. It is important that discharge to sewer occurs only where this is necessary and where adequate capacity exists to serve the development. When it is proposed to connect to a public sewer the prior approval of Southern Water is required.

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, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk”.

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: 1

Comment	Officer Comment
The alterations proposed I believe, will enhance the property and the immediate area.	

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 proposed porch and canopy would be visible from the public realm but would be in keeping with the property, and would therefore not have a harmful effect on the character of the area.

7.4 The proposed change of fenestration to the rear of the property, to part block existing window and install Bi-Folding Doors can be carried out under permitted development.

7.5 The proposed cladding and new rendering would be visible from the public realm. Neighbouring properties in the immediate vicinity benefit from similar development and it is considered there would be negligible impact on the existing mixed streetscene. It is considered the scheme would upgrade and enhance the external facade of the property.

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 proposed porch and canopy will not be visible to the neighbouring property to the east. The neighbouring property to the north is screened by an at least 2m hedging and the effect on this property would be minimal. The property to the west is set back and the highway for Westmead Close is separating the two, therefore any impact the proposed porch and canopy would have would be minimal.

7.8 The properties along Bacon Lane are of varying designs and styles some with render and cladding and some with just brick materials, the proposed cladding and rendering would not be out of keeping or harm the character of the area.

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 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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/01194 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:

Application Form - Received 22 November 2018

Location and Block Plan - Drawing No. 18101-101- Received 22 November 2018

Existing Floor Plans - Drawing No. 18101-201 - Received 22 November 2018

Existing Elevations - Drawing No. 18101-301A - Received 22 November 2018

Proposed Floor Plans - Drawing No. 18101-401 - Received 22 November 2018

Proposed Elevations - Drawing No. 18101-501A - Received 22 November 2018

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.