
Site Address: Crofters, Church Lane, Hayling Island, PO11 0SB
Proposal: Construct brick and tile porch to front elevation and construct drive access pillars and wall to front of driveway.
Application No: APP/18/00291 Expiry Date: 18/05/2018
Applicant: Mr & Mrs M Treadwell
Agent: Case Officer: Karen Wooden
Ward: Hayling East
Site Visit Date: 25/04/2018

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a large detached two storey house of multibrick construction, with a pitched tiled roof. The property is set back from the highway and sited within a generous size plot. The dwelling is positioned on level ground, with access from Church Lane currently being a hard-surfaced driveway leading to the attached garage. There is small lawned areas either side of the driveway. The front boundary is defined by means low level brick and flint wall, and natural screening.
- 1.2 Church Lane is located within St Peters Conservation Area and consists of large detached properties of varying ages and styles.

2 Planning History

01/65729/001 - Two storey rear extension and incorporating replacement double garage, PERM,01/06/2001
00/65729/000 - Replacement detached double garage with storage over., WD,06/02/2001
07/65729/002 - Two storey rear extension incorporating replacement double garage. , PERM,30/03/2007
APP/16/00390 - Fell 1No. multi stem Conifer, 1No. Conifer and 1No. Bay, reduce 1No. Damson on west sector by 2.5m, crown reduce 3No. Hawthorns and 1No. Bay by 2m and west sector by 2m, within Conservation Area of St Peters., RNO,18/05/2016
APP/16/00920 - Construction of timber frame garage/shed storage building and timber frame summer house., PERM,25/10/2016
APP/16/00954 - Reduce by 3.5m overall to reshape 1No. Cherry Plum; reduce by 2m overall and remove 1 constricted central stem 1No. Cherry; remove dead, crossing or epicormic branches as necessary from all trees, all within Conservation Area of St Peters., RNO,21/10/2016
APP/16/01067 - Reduce top west sector of 1No. Horse Chestnut by 2.5m. Reduce west, southwest and northwest sector by 2.5m. Remove any dead, crossing or epicormic branches as necessary within St Peters Conservation Area., RNO,11/11/2016

3 Proposal

Construct brick and tile porch to front elevation and drive access pillars and wall to front of driveway.

4 Policy Considerations

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Listed Building Grade: Not applicable.
Conservation Area: St Peters

5 Statutory and Non Statutory Consultations

Conservation Officer, Development Control
Principal Conservation Officer - No Objection

Developer Services, Southern Water
Southern Water would have no objection for the above proposal.

The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised.

Please note:

No development or new tree planting should be located within 3 metres either side of the external edge of the public sewer and all existing infrastructure should be protected during the course of construction works.

No new soakaways should be located within 5 metres of a public sewers.

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.southerwater.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: 4

Number of site notices: 1

Statutory advertisement: 13/04/2018

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) Impact upon the character and appearance of the conservation area
- (iii) Impact upon residential amenity

(i) Principle of development

7.2 The application site is situated outside of the urban area, within an area defined as the St Peter's Conservation Area. As such regard must be paid to Section 72 of the Planning (Listed Buildings and Conservation Areas Act 1990), which states that in the exercise of its planning powers with respect to any buildings or other land in a conservation area, the local planning authority shall pay special attention to the desirability of preserving or enhancing the character or appearance of that area. In principle the development is considered to acceptable having a minor impact on the surrounding area, subject to planning conditions.

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

7.3 The application site is situated within St Peters Conservation Area. The proposed wall will be constructed of brick of a similar style to the host dwelling, with flint insets, with a height of between 1.2m and 1.42m. The proposed drive pillars are to be set back within the curtilage of the property and are to be of brick construction, with a maximum height of 1.72m. The wall is to extend from the pillars towards the highway and end where it meets the existing hedgerow, which is to be retained as the front boundary treatment. It is considered that the replacement wall and pillars will make a positive contribution to the character and appearance of the conservation area.

7.4 The proposed porch is to be set a minimum of 13m back from the public domain. The porch will project 1.2m from the principal elevation, with a width of 2.4m and a maximum pitch height of 3.6m. The porch will be open to the front and will include a glazed window in both the eastern and western elevations. The materials to be used will be similar to those used on the host dwelling to reduce any visual impact. It is considered that the proposed porch will make a positive contribution to the character and appearance of the conservation area.

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 conserve the character and setting of the conservation area. Furthermore the Conservation Officer has raised no objection to either element of the scheme.

(iii) Effect on neighbouring properties

7.6 There will be a minimum gap of 12.5m between the proposed porch and the nearest neighbouring property, therefore this will not result in significant overlooking to the neighbouring properties, and will have no impact in terms of overshadowing.

7.7 The proposed front wall will have no impact on the occupiers of the neighbouring properties.

7.5 Consequently, it is considered that the proposal is unlikely to 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. In addition the proposal would conserve the character and setting of the conservation area.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00291 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:

Design & access statement
Location plan - 001 (rev a)
Block plan - 002 (rev b)
Example photographs - received 13.03.18
Existing elevations - 00/22/05
Proposed elevations - 180312 (rev a)

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall be as indicated on the hereby approved plans and details unless otherwise agreed in writing by the Local Planning Authority.
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.