
Site Address:	30 Hollow Lane, Hayling Island, PO11 9EX		
Proposal:	Demolition of existing conservatory and erection of two storey rear extension, Juliet balcony and roof alterations.		
Application No:	APP/17/01012	Expiry Date:	08/11/2017
Applicant:	Mr & Mrs McTigue		
Agent:	Mr Davison	Case Officer:	Tina Pickup
	iDraw Ltd		
Ward:	Hayling West		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a substantial detached two storey dwelling located on the south side of Hollow Lane. It is constructed of dark red brick with some tile hanging at first floor, beneath a fully hipped pantile roof. The dwelling is set back some 15m from the highway with a detached double garage to the front and area of hard standing for the parking of at least 3 cars. The site is level with mature planting, including 2 TPO'd trees at the southern end of the site. To the rear the site currently has a two storey half width extension with single storey conservatory in the remaining half. Boundary treatments comprise 1.8m high close boarded fencing.

A small lean to style single storey front extension/enlarged porch has recently been constructed and completed (under APP/16/00854).

The siting of the dwelling is staggered to the adjacent properties and notably No 28 to the west is set further to the south such that its side elevation (single storey with high hipped roof) is close to the boundary and extends deeply into the plot.

The surrounding area is characterised by linear residential development, similarly comprising large dwellings in large plots.

2 Planning History

03/68973/000 - First floor extension to rear (south west) elevation., PERM,21/01/2004

03/68973/001 - The tree is in the back garden of No. 30 Hollow Lane. Beech tree - trim overhanging branches, shading and hazardous overhanging branches., WD,29/01/2004

07/68973/002 - Application to reduce western laterals of a Copper Beech (T2) subject to TPO 1070, to clear suppressed Yew Tree ., PERM,30/04/2007

APP/11/00034 - Crown thin by 30%, crown lift to 5m and crown reduce by 3m to north side, 2m to south side and 3m in height 1No. Beech tree (T1). Crown thin by 30%, crown lift to 5m and crown reduce by 3m to south side, 3m to east side, 4m to north side and 4m in height and remove excess weight to limb on north side 1No. Beech tree (T2). Both subject to TPO 1070. , PERM,28/03/2011

APP/16/00854 - Single storey pitched roof extension to the front elevation and single storey concealed flat roof extension to the rear extension. Modifications to existing doors and windows., PERM,07/10/2016

APP/16/01103 - Crown raise 2No. Copper Beech (T1 and T2) to 5m and prune to previous pruning points, subject to TPO 1070., PERM,02/12/2016

3 Proposal

Demolition of existing conservatory and erection of two storey rear extension, Juliet balcony and roof alterations.

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)
DM13 (Car and Cycle Parking on Residential Development)

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

Arboriculturalist

Two TPO'd Beech trees are located in the rear garden and they are far enough from the proposed development not to be affected, therefore I have no objection to this proposal.

Southern Water

public surface water sewer crosses the site, its exact location must be first determined; no development or tree planting should be within 3m or 3.5m depending on diameter of pipe; no equipment stored over SW apparatus; no new soakaway within 5m of a public sewer; if sewer found investigation required; formal application to connect to the public foul and surface water sewer required; Informative requested.

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: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None received	

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. Planning permission was recently granted for a single storey front extension, single storey rear extension with modified doors and windows, including a juliette balcony on rear elevation - see APP/16/00854 granted on 7/10/2016. The front extension and juliette balcony have been implemented and therefore this permission is extant. This application now proposes adding a two storey element above the previously approved rear ground floor element.

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

7.3 The design includes a hipped roof to balance with the existing rear two storey projection. 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

7.4 The footprint of the proposed rear extension is marginally smaller than the existing conservatory and extant extension under APP/16/00854 but now increases in height to be a full two stories with matching eaves and roof line. There is ample separation to the eastern boundary and space about the dwelling with a staggered siting to No 32 to the east, such that the additional height and bulk in the south eastern corner of the dwelling would have very limited impact on No 32. No windows are proposed in the additional side elevation facing No 32, and as a side elevation any future first floor windows would have to meet the requirements of the GPDO and be both obscure glazed and non-opening unless over 1.7m.

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 proposed development is considered acceptable and would not have any adverse affect on either the street scene or neighbouring amenity. It is therefore considered compliant with Policy CS16 and the Design Guide SPD and is recommended for permission.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/01012

(A) 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, elevations and block plan Drawing No: 16.205.101 Rev A
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.