
Site Address:	35 Saltmarsh Lane, Hayling Island, PO11 0JT		
Proposal:	Single storey front extension and garage conversion.		
Application No:	APP/18/00183	Expiry Date:	09/04/2018
Applicant:	Mr Harmer		
Agent:	Mr P Walker	Case Officer:	Karen Wooden
	Island Design		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey semi-detached property with an integral garage and porch which projects from the front elevation. It has a red tiled shallow pitched roof and elevations of red multibrick at ground floor with tile hanging at first floor. There is open vehicular access to the front with a dwarf wall and shrubs and trees to the northern and southern boundaries.

2 Planning History

- 2.1 No relevant planning history

3 Proposal

- 3.1 The proposal is for the conversion of the garage and the construction of a single storey front extension of approximately 3.25m in depth, 4.4 metres in width, with a pitched and hipped roof over the new extension and existing projection, of 2.35 metres to the eaves and 3.8 metres to the ridge. It should be noted the conversion of the garage falls within the criteria of permitted development.

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)

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

5 Statutory and Non Statutory Consultations

Developer Services, Southern Water

Southern Water would have no objections to the above proposal.

Southern Water requires a formal application for any new connections to the public foul and surface water sewers to be made by the applicant or developer.

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 appropriate 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.

A plan of the Southern Water sewer records showing the approximate position of a public foul sewer within the site can be found on the Havant Borough Council website via the following link and selecting 'Southern Water plan).

https://planningpublicaccess.havant.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_242968

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 that 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 sewer.

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: 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 proposed front extension would be visible from the public realm, and whilst the majority of the two storey properties in the immediate vicinity have original existing flat roofed front projections, there are several which benefit from extensions of a similar style. With the use of similar materials, the design and appearance of the extension is deemed appropriate in context to the existing building, and the introduction of the pitched roof would enhance the external appearance. It is not considered that the proposal would result in an adverse impact on the visual amenity of the locality. It 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 proposed extension would be visible from the neighbouring properties, although there is only a modest increase to the original footprint and it is considered the design of the new pitched roof would minimise any perception of overbearing. The plans show the insertion of one obscure glazed window to the northern elevation of the existing dwelling which is to serve the utility/shower room. a clear glazed window is to be inserted into the southern elevation to provide light to the hallway. This window will look towards the front of No. 34 Saltmarsh Lane, however this area is visible to the public domain. Therefore it is not considered that the proposal would cause unacceptable harm to the neighbouring properties in terms of overlooking. The proposed extension will be sited approximately 2m from both the northern and southern boundary lines, and approximately 10 metres from the front (western) boundary. It is therefore considered the development would have negligible impact on the properties immediately adjoining the application site and the surrounding area.

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.

(iv) Parking

- 7.6 The proposal would involve the removal of a parking space provided by the garage. In accordance with the Council's Residentail Parking Standard SPD, 2 spaces are required for a property of this size. Accordingly it is recommended that a condition be attached to the planning permission to require that 2 spaces are provided and retained. The remaining drive of 10m length is adequate for two spaces in tandem.

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/18/00183 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:

Site and location plans - received 12.02.18
Section drawing - received 12.02.18
Existing ground floor plan - received 12.02.18
Proposed ground floor plan - received 12.02.18
Proposed and existing elevations - received 12.02.18

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.
- 4 A minimum of 2 parking spaces shall be available within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.