

Recommendation: **GRANT PERMISSION**

98/59149/006 - Restoration of slipway at 40 Sinah Lane, H.I. (retrospective application), PERM,21/05/1998

97/59149/005 - Application for certificate of lawfulness in respect of existing sea wall, PERM,26/01/1998

95/59149/003 - Demolition of existing garage, single storey extension forming garage and conservatory., PERM,

95/59149/004 - Detached garage/workshop to south west of property, PERM,

94/59149/000 - Single storey rear extension for indoor swimming pool, extension to front of garage and extension to front of tan room on roof., PERM,23/06/1994

07/59149/008 - Extension to north east corner - 2 storey, a 2 storey extension to north elevation. Replacement of existing roof top enclosure. Extension to existing detached garage and addition of ancillary accommodation., PERM,23/03/2007

APP/11/00246 - Cut back 2m on east side 1No. Oak tree (G3), cut back 2m on west side 1No. Oak tree (G4), remove 1No. Leylandii (G1) and replant, and remove 2No. Macrocarpa (G6) and replant. All subject to TPO 1879. , PERM,31/05/2011

APP/11/01221 - Remove 4No. Leylandii within Group 1 of TPO 1879 and replant. , PERM,30/08/2011

APP/14/00305 - Crown reduce east sector by 1.5m of 1No. Macrocarpa (T1) subject to TPO 1879; crown reduce east sector by 2m from side and 3m from top of 1No. Macrocarpa, within G5 of TPO 1879; and remove lowest limb on north east sector

back to trunk of 1No. Macrocapra, within G6 of TPO 1879. , PERM,02/05/2014
APP/18/00360 - Certificate of Lawfulness application for a single storey side
extension., PERM,07/06/2018

3 Proposal

3.1 This application seeks approval for the following:

- Erection of garage to east elevation
- Installation of external swimming pool to include 2No. pergolas to north and south of swimming pool
- Window alterations to south elevation of main house
- Conversion of the garage block to ancillary accommodation and related alterations to fenestration
- Bay window added to approved western kitchen extension
- Addition of a bike and bin shed

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

Arboriculturalist, Havant Borough Council
No objection.

Chichester Harbour Conservancy
No comment as well outside AONB boundary and not involving any SDMP/'Bird Aware'
mitigation payment.

Environment Agency
No comments received

Langstone Harbour Board
The Board's Planning Sub Committee considered this application and offered
no objections to the proposals

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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
No problem with the development, purely the situation of the bin compound right on the border with our pool and outdoor terrace area.	Addressed in Section 7

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 property is set well back from the highway, accessed via double gates and therefore is not readily visible from Sinah Lane. The rear of the property is visible from Langstone Harbour which runs along the northern curtilage of the site, however the property is set a distance of approximately 80m back from the shoreline, reducing any visual impact from the northern elevation. Furthermore the Langstone Harbour Board and Chichester Harbour Conservancy have raised no objections to the proposals.

7.4 Concern was raised with regard to the proposed use of the converted garages. Confirmation has been received that the additional units of accommodation are to be used for visiting guests only. It is recommended that should the application gain approval, a condition is attached to ensure the use remains incidental to the main dwellinghouse.

7.5 It is considered that the generous plot can comfortably accommodate the addition of the attached garage, the swimming pool and pergolas without having an adverse impact on the character.

7.6 The alterations to the fenestration to the main house are considered to be appropriate in context with the design of the dwelling.

7.7 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

- 7.8 The shoreline of Langstone Harbour is sited to the north of the site and therefore consideration has been taken into the proposed impact on the properties to the east, south and west.
- 7.9 To the east of the site is 38 Sinah Lane. This is a large detached house sited within a large plot and set well back from the highway of Sinah Lane. The proposed garage is to be sited close to eastern boundary, which is defined by a mix of mature natural screening and close board fencing. The garage is to be single storey and sited approximately 9m from the dwellinghouse at No. 38, resulting in no loss of light. Furthermore the plans show no windows are to be inserted into the eastern elevation and therefore will not create overlooking. It is not considered that any other part of the proposed scheme would have a significant impact on the occupiers of this neighbouring property.
- 7.10 The property to the south (40a Sinah Lane) is a detached property. This house is sited to the west of the access driveway of the application site on land that originally formed part of the front garden of No. 40. The garage block the subject of this application is sited close to the northern boundary of No. 40a. The proposal shows the removal of the existing garage doors and replacement with sliding doors opening on the northern elevation, looking towards the proposed swimming pool. No additional windows are proposed to the southern elevation and therefore it is not considered that the alterations would create any additional overlooking. Concern has been raised with regard to the proposed bin shed being sited close to the north eastern corner of No. 40a, however the council would be unable to control the siting of bins within a private property and therefore it is not considered appropriate or justifiable to refuse this element of the proposal. It is not considered that any other element of the proposal would have a significant impact on the occupiers of this neighbouring property.
- 7.11 The property to the west (42 Sinah Lane) is a detached property. Unlike the application site, this neighbouring property is sited much closer to the highway, being approximately 20m to the south west of the boundary line. It is considered that this separation gap will ensure that no part of the proposal would result in adverse overlooking or loss of light to this neighbouring property.
- 7.12 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/18/00646 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:

Existing site location plan - 1032-100-000 (rev a)
Existing site plan and block plan - 1032-100-001 (rev a)
Proposed site plan - scope of works - 1032-100-002 (rev a)
Existing ground floor plan - 1032-100-003 (rev a)
Existing first floor plan - 1032-100-004 (rev a)
Existing second floor plan - 1032-100-005 (rev a)
Existing roof plan - 1032-100-006 (rev a)
Existing section AA - 1032-100-007 (rev a)
Existing elevations - 1032-100-008 (rev a)
Existing elevations - 1032-100-009 (rev a)
Amended proposed site plan and block plan - 1032-00-001 (rev c)
Amended proposed site plan - scope of works - 1032-00-002 (rev c)
Amended proposed house - ground floor plan - 1032-00-003 (rev c)
Amended proposed house - first floor plan - 1032-00-004 (rev c)
Amended proposed house - second floor plan - 1032-00-005 (rev a)
Amended proposed house - roof plan - 1032-00-006 (rev a)
Amended main house section AA, BB - 1032-00-007 (rev a)
Amended main house section CC, DD - 1032-00-008 (rev a)
Amended main house section EE - 1032-00-009 (rev a)
Amended proposed house - south and north facades - 1032-00-010 (rev c)
Amended proposed house - east and west facades - 1032-00-011 (rev c)
Existing annex ground floor plan - 1032-101-001
Existing annex facades - 1032-101-002
Proposed annex - ground floor plan - 1032-01-001
Proposed annex - roof plan - 1032-01-002
Email from agent confirming use of annex - dated 28.08.18

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.

- 4 The accommodation hereby permitted within the existing garage block, as shown on the Proposed Annex - Ground Floor Plan (Drawing No. 1032-01-001) shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.

Reason: The unit of accommodation is not a satisfactory position to be occupied separately from the main dwelling and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and

the National Planning Policy Framework.