
Site Address:	15 Salterns Lane, Hayling Island, PO11 9PH		
Proposal:	Conservatory to front elevation.		
Application No:	APP/18/00435	Expiry Date:	20/06/2018
Applicant:	Mr & Mrs Downey		
Agent:	Mr Davison	Case Officer:	Karen Wooden
	iDraw Limited		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached bungalow constructed of brick and render, with a pitched roof. The property is sited on a relatively small plot, with a lawned area to the front and a patio to the rear. A driveway to the western elevation provides vehicular access to both the rear of the application site and to No. 15a Salterns Lane. The front boundary treatment is a low level wooden picket fence.
- 1.2 The property is located to the north of Salterns Lane, the character of which is varied and comprises a mix of property ages, styles, designs and sizes.

2 Planning History

- 2.1 No relevant planning history.

3 Proposal

- 3.1 Conservatory to front elevation.

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

- 5.1 No consultations were required for this application.

- 5.2 One comment received from Hampshire Biodiversity Information Centre - Within 50m Protected and Notable Species - Pipistrelle Bat species roost, Pipistrelle roost. **Officer Comment** - The proposed development is not considered to impact on bats given the nature of the proposal.

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: 5

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 original plans submitted showed the proposed conservatory style extension to extend approximately 2.8m from the existing front elevation, with the materials to have an element of brick, glazed windows and a glazed dual pitched roof. Plot sizes within Salterns Lane vary as do the positioning of properties within each plot and therefore it was not considered that the extension would result in a break to a common building line. However it was considered that the extension, in terms of its design and materials, would be visually incongruous within the streetscene, and be detrimental to the character of Salterns Lane, and an amended scheme was recommended. Subsequently an amended plan was received showing the proposed extension to be constructed of a mix of brick and render to match the elevations of the original dwelling, along with a hipped tiled roof. It is considered that these alterations have positively addressed the initial design concerns.

- 7.4 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

- 7.5 Due to the proposed location of the extension it is not considered that the proposal will have an adverse impact on the occupiers of the properties to the north and south.
- 7.6 The property to the east (17 Salterns Lane) is a detached two storey dwelling. Currently the eastern elevation of the application site includes a door which leads to the kitchen, and three windows. The submitted plans show the proposed insertion of double doors to this elevation of the extension. The boundary treatment between the two properties is a low level wall and a high hedge, which provides privacy between the front gardens. It is not considered that the proposal would result in a significant increase in overlooking, and furthermore the front garden of No. 17 is readily visible from the public domain and therefore not considered to be a private amenity space. The separation gap exceeding 5m will be retained between the proposed extension and this neighbouring property and therefore will not create significant loss of light.
- 7.7 The property to the west (13a Salterns Lane) is a detached property set approximately 8m to the north west of the rear of the application site. It is therefore considered that the proposed front extension will have no significant impact on the occupiers of this neighbouring property.
- 7.8 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/18/00435 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:

Location and block plans - 18.289.101

Amended existing and proposed plans and elevations - 18.289.100 Rev A
(received 08.08.18)

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.