
Site Address: 55 Sinah Lane, Hayling Island, PO11 0HJ
Proposal: Single storey rear extension; infill extension, porch and carport; raise roof height to existing house and replacement garage roof and proposed cladding and render to external elevations.
Application No: APP/17/00728
Applicant: Mr & Mrs Bolt
Agent: Mr M Critchley
Ward: Hayling West

Expiry Date: 07/09/2017
Case Officer: Emma Chisnall

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 55 Sinah Lane is a detached dwellinghouse situated centrally within the road in Hayling Island. The dwellinghouse is of an alternative design with differing roof height and angles and is constructed using a mixture of facing brickwork, tile hanging and concrete tiles. The dwellinghouse is situated in a large plot and has a generous front amenity space which is part hard-surfaced to the north in order to accommodate multiple cars onsite. A garage is present to the front of No 55 which provides additional parking space. To the south side of the dwellinghouse the ground is laid as lawn and no curtilage boundary is present to the front of No 55 creating an open view of the dwellinghouse.
- 1.2 To the rear the amenity space is laid as lawn and has a few mature trees present particularly along the eastern curtilage boundary. The rest of the curtilage is constructed of high level hedging providing sufficient screening of the dwellinghouse. No 55 is positioned on level ground.

2 Planning History

- 2.1 None

3 Proposal

- 3.1 Single storey rear extension; infill extension, porch and carport; raise roof height to existing house and replacement garage roof and proposed cladding and render to external elevations.

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

- CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

No objection. While there are no trees within this property that will be effected by the proposed works, close to the south boundary and within the neighbouring front garden is a mature Ash tree which has been heavily pruned.

While the tree is not considered to be a constraint to the development, the proposed carport falls within its Root Protection Area. The applicant should take care when undertaking the work not to make the tree unsafe. (no conditions need to be applied).

Planning Officer Comment: An informative shall be included with the decision.

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 In terms of its design No 55 Sinah Lane is a unique house in appearance and is unlike any other dwellings within the streetscene. However, all dwellings within Sinah Lane differ in style and design and therefore there is no uniform pattern of housing that the works proposed to No 55 are considered to adversely impact. No 55 is viewable from the public realm but due to being set sufficiently away from the highway by

approximately 23m it is considered that the dominance of the works is reduced and the impact caused to the character of the area is limited and acceptable.

- 7.4 The development includes the installation of a first floor level, infill extension, alteration of the existing garage roof and a porch to the north side. Although the works increase the size of No 55 it is considered that they appear in proportion to No 55 and do not create an excessive mass and bulk. The infill extension and proposed porch are single storey in height and modest in size achieving a subservient appearance on the dwellinghouse. The garage roof is considered to reflect the new design of No 55 and is not obtrusive in terms of design and is considered to be acceptable. The first floor level proposed consists of the front west part of No 55 and although increases the size of No 55 is considered to not look out of place and does not extend past the existing elevations creating a balanced appearance on the dwellinghouse resulting in an acceptable impact.
- 7.5 Materials are proposed in the form of grey render, a cedar finish cladding and a mineral slate tile which are different materials from the existing dwellinghouse. Following an assessment of the application site it is considered that the proposed material changes would create an attractive modern uplift to the existing house using colours which reflect a similar palette to that of the locality and other dwellings within the streetscene. Therefore this element of the proposal is considered to be acceptable but a condition shall be included with the decision requesting for samples to be submitted prior to building work commencing for the sign off of the Local Planning Authority to ensure it is clear what the finishes and colours are.
- 7.6 The proposed carport is to be positioned to the front of the curtilage boundary which would be viewable from the streetscene. Following a site visit it was noted that there are not many examples of forward garages along Sinah Lane however the works proposed to No 55 consist of an open timber frame, stained to match the cedar cladding and as such, are considered to have a reduced and an acceptable impact on the streetscene and character of the area. This shall be conditioned as part of the decision.
- 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 No 55 is situated in a generous plot and there is sufficient amenity space to accommodate the proposed development whilst leaving an acceptable amount of space available to the existing and future residents of the dwellinghouse.
- 7.9 The works proposed to the ground floor in the form of the porch and infill extension are considered to have a modest impact due to their position on No 55 and that they are sufficiently screened by the extensive hedging in place around the curtilage boundary. Therefore it is considered that the works proposed would not lead to over-looking nor a loss of privacy and can be considered acceptable.
- 7.10 The first floor extension has the potential to create first floor windows which could cause over-looking and a loss of privacy. No 55 is positioned to the north side of the plot and is therefore in closer proximity to the neighbouring dwelling No 53. Rooflights and a window are proposed at first floor level and ground floor level along the northern

elevation however these are at high level and are above 1.7m which meets with the guidance in the Borough Design Guide 2011 to ensure no significant over-looking is caused as a result. It has been assessed as to whether the works proposed to No 55 would impact No 53 in terms of shadowing or a loss of light. It is considered that due to the modest height of the extension proposed, that the works are to the south of the neighbouring dwellinghouse and that an approximate 7m gap is maintained between No 55 and No 53 that the impact caused would not be significant enough to warrant a refusal of the planning application. It is also noted that no objections were made by the neighbouring dwelling in regards to the scheme.

- 7.11 Along the southern elevation four new windows are proposed at first floor level for the bedroom and en suite which shall look out to No 57 Sinah Lane. Plans initially showed these windows to be floor length in size and to include a juliet balcony however concern was raised about the impact this would have to No 57 and plans have been amended that remove this balcony and propose four windows of a significantly reduced size. Due to the position of these windows on No 55 they would project a view to the front amenity space of No 57 which is considered to be viewable by the public from the highway and would therefore not result in any direct over-looking into a private space. Therefore the amendments made are considered to reduce the impact sufficiently enough and coupled with the distance of approximately 10m from the windows at No 55 to No 57 this would ensure the impact caused is limited and acceptable. No 55 is positioned to the north side of No 57 and therefore the increased size of the works at first floor are considered to maintain and protect current light levels reaching No 57.
- 7.12 The garage roof and carport due to their size and position within the curtilage boundary of No 55 are considered to have a negligible impact and can be considered to be acceptable.
- 7.13 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).

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/17/00728 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 Elevations Plan: Drawing No 1695-501C
Proposed First, Roof, Garage and Carport Floor Plan: Drawing No 1695-402 B
Location and Block Plan: Drawing No 1695-101O
Proposed Site and Ground Floor Plan: Drawing No 1695-401A
Ground and Floor Survey Plans: Drawing No 1695-202O

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used externally on the building have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The materials used for the carport shall be a timber softwood stained to match the cedar cladding 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.