
Site Address: 50 West Lane, Hayling Island, PO11 0JL
Proposal: Addition of single storey glass canopy to the rear elevation.
Application No: APP/18/00324 Expiry Date: 17/05/2018
Applicant: Mr & Mrs O'Neill
Agent: Miss E Syme Case Officer: Karen Wooden
 Eden Verandas
Ward: Hayling West
Site Visit Date: 08/05/2018

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located in a residential area of Hayling Island on West Lane. The property is a two storey semi-detached Victorian property which has been extended by means of a two storey extension to the side and single storey extension to the rear. The front of the property has been hard surfaced and provides curtilage parking for two vehicles.
- 1.2 The rear plot is bends at a 45-degree angle away from the property, is predominantly laid to lawn, with a patio area leading from the rear extension. The boundary treatment between 50 and 52 West Lane is 1.8m close board fencing.

2 Planning History

06/71823/000 - Two storey side extension and single storey rear extension.,
PERM,18/12/2006

3 Proposal

Addition of single storey glass canopy to the rear elevation to provide shelter to the patio area.

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

- 5.1 No consultees required for this application.

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: 7

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 glass canopy is to be located to the rear of 50 West Lane and as such will not be visible from the public domain. The canopy will be open sided and will be affixed to the rear of the property, with two support posts. The maximum height of the glass pitched roof is to be 2.68m.

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

7.4 The proposed canopy is to be sited approximately 2m from the boundary line with the property to the north (52 West Lane), with 1.8m fencing and natural screening acting as the boundary treatment. The proposal will not extend beyond the rear wall of the original dwelling, which is attached to No. 48 West Lane. The canopy will be in excess of 45m from the rear boundary line. Furthermore the proposed materials will ensure the proposal will not appear overbearing or result in overshadowing, and will cause no overlooking. It is therefore considered that the canopy will have no significant 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/18/00324 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:
Design and access statement - received 22.03.18
Location plan - received 22.03.18
Block plan - received 22.03.18
Existing elevations and plans - PL01
Proposed elevations and plan - PL02
Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall be as indicated on the hereby approved plans and details unless otherwise agreed in writing by the Local Planning Authority.
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.