
Site Address: 44 Webb Lane, Hayling Island, PO11 9JE
Proposal: Proposed two storey side extension, comprising alterations to the main roof and single storey extension to the rear.
Application No: APP/17/01289 Expiry Date: 05/02/2018
Applicant: Mr & Mrs Mardell
Agent: Mr Mallen Case Officer: Harriet Pitney
 Thorns-Young Ltd.
Ward: Hayling East
Site Visit Date:

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a two storey, detached, residential dwellinghouse, located on the western side of Webb Lane, comprising elevations of brick construction with a tiled pitched roof.

The property benefits from open vehicular access to the front driveway which provides off-road parking provision for a minimum of 3 vehicles as well as providing access to the existing single storey detached garage to the rear.

The application site currently benefits from a single storey extension which extends approximately 4 metres beyond the rear wall of the original dwellinghouse.

The area is residential in nature with a medium density of dwellings adjacent to the site all of a varying age, size, scale and design.

2 Planning History

None relevant.

3 Proposal

This application relates to a proposed two storey extension to the side of 44 Webb Lane, comprising alterations to the main roof and a single storey extension to the rear.

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

Not required in relation to this application.

Hampshire Biodiversity Information Centre state that the site is within 50m of protected and West European Hedgehog, Autumn Lady's-tresses, Bat Roost notable species -

Officer Comment It is not anticipated that this householder extension would impact negatively on these species.

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary: No representations received.

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 to be acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 By virtue of its position to the side (south) elevation of the main dwellinghouse, the proposed two storey extension would be readily visible from the public domain and streetscene of Webb Lane. For extensions such as this, Havant Borough Councils Design Guidance advises that two storey extensions should be subservient to the main dwelling, set back from the building line, have a lower ridge height and recommends that two storey extensions should be two metres from the boundary to prevent neighbouring properties and the streetscene being adversely affected.

7.4 Whilst the proposal has been designed so that it is set back 0.5 metres from the southern boundary and therefore does not accord with the guidance specified above, it is acknowledged that the neighbouring properties to the south would be sited in excess of 17 metres away from the side elevation of the proposed extension. Furthermore, the proposed extension would be set back approximately 8.5 metres from the main highway thus reducing its visual prominence on the existing streetscene. It is therefore judged that the extension would not appear cramped in relation to the neighbouring properties to the south or the existing streetscene.

- 7.5 In this particular case, it is considered that there would be no merit in reducing the height of the ridge and that the impact on the streetscene would be more conspicuous if the proposal were to be set back from the existing building line. The extension is also judged to be subservient to the main dwelling by virtue of the proposed width and it is therefore considered that the proposal would not result in an adverse impact on the visual amenity of the locality.
- 7.6 The proposed single storey extension to the rear would not be readily visible from the public realm or streetscene of Webb Lane. However, it is considered that the size, scale and design of the proposed rear extension is deemed appropriate in context with the main building and respects the existing built form.
- 7.7 Similarly, the proposed alterations to the roof are deemed to be appropriate in context with the main building and would not result in any significant adverse impact on the character and appearance of the area.
- 7.8 With regards to the proposed materials, it is acknowledged that the properties within Webb Lane are relatively varied in terms of their design and as such the proposed change to cladding at first floor level with rendered elevations is not considered to be unacceptable in principle. However, in order to ensure that the proposed materials integrate appropriately with the surrounding locality, a condition has been recommended which requires details of the proposed cladding and colour for the render to be submitted to the Local Planning Authority prior to the commencement of development.
- 7.9 The design and appearance of the proposal as a whole is therefore deemed to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) and it is not considered that the scheme would result in a significant adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.10 The proposed two storey extension is to the southern elevation of the property, adjacent (albeit set back 0.5 metres) from the property boundary and does not extend beyond the front or rear elevation of the original property. Whilst it is recognised that the development would result in a reasonable addition to the volume of the property, the 17 metre distance between the application site and the adjacent neighbouring properties to the south is considered to be acceptable.
- 7.11 Furthermore, there are no windows proposed at first floor level within the side (south) elevation of the proposed extension and as such the development would not result in any additional overlooking or loss of privacy to the neighbouring properties to the south.
- 7.12 With regards to the proposed single storey extension to the rear, it is important to acknowledge that the application site currently benefits from a single storey extension to the rear which extends approximately 4 metres beyond the rear wall of the original dwellinghouse. The proposed single storey element of this application would be positioned to the southern side of the property, resulting in a wrap-around design and as such there would be no additional impact on the adjacent neighbouring property to the north (No.42 Webb Lane). The proposed extension would similarly be sited 16 metres away from the neighbouring properties to the south and in excess of 30 metres from the properties to the rear.
- 7.13 It is therefore considered that the proposal is unlikely to appear overbearing, result in any additional overlooking and would have a negligible impact on the properties immediately adjacent to, opposite or to the rear of the application site, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

7.14 It is noted that no letters of objection were received in relation to this application.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have a limited and acceptable impact on the neighbours, would not result in a significant adverse impact on the character and appearance of the area and is therefore considered to be appropriate and recommended for approval.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/01289 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 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples or 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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location plan- received 1st December 2017
Proposed block plan- received 11th December 2017
Existing floor plans and elevations (Drawing No: 1227.17.1)- received 1st December 2017
Proposed floor plans and elevations (Drawing No: 1227.17.2 Rev A)- received 1st December 2017
Reason: - To ensure provision of a satisfactory development.