
Site Address:	9A Salterns Lane, Hayling Island, PO11 9PH		
Proposal:	Single storey rear extension.		
Application No:	APP/17/01211	Expiry Date:	30/01/2018
Applicant:	Mr & Mrs Carter		
Agent:	Mr Douglas	Case Officer:	Harriet Pitney
	Jeffrey Douglas Chartered Architect		
Ward:	Hayling East		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

Salterns Lane is a residential road in the south east of Hayling Island, located within the defined urban area, and is primarily characterised by a variety of detached dwellings. No. 9a Salterns Lane is a detached bungalow located on the northern side of Salterns Lane, comprising elevations of brick construction with a tiled pitched roof.

The property benefits from open vehicular access to the large front driveway which provides more than adequate off-road parking provision as well as access to the single storey attached garage. There is a tree which is protected by a preservation order within the front garden of the application site.

The rear garden is primarily laid to lawn and is enclosed by a close boarded timber fence which is approximately 1.8 metres in height.

2 Planning History

08/72851/000 - Tree Works. , UNK,

APP/12/00827 - Erection of wooden shed within front garden., PERM,03/10/2012

APP/12/01180 - Discharge of Condition No. 2 of Planning Permission APP/12/00827., WD,07/01/2013

APP/13/00439 - Discharge of Condition No. 2 of Planning Permission APP/12/00827., PERM,10/06/2013

3 Proposal

This application is for a single storey extension to the rear of 9A Salterns Lane.

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**

Arboriculturalist

The arboricultural information provided for this application is considered to be very basic in nature, however in light of the proposed development being contained outside of the tree RPAs it is considered to be adequate in this instance.

If permission is given then please condition that the Tree Protection Plan must be adhered to.

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
My objection to the proposed extension is solely based on the over all length, which if permitted would considerably reduce the natural day light in our Kitchen. This would necessitate the lights being on and the unnecessary use of energy. I have discussed my view with Mr Carter, and suggested he considers reducing the proposed extension to 4.5 meters long with a hip roof on the north elevation to lessen the impact on the surrounding properties. The adjoining properties have for at least 25 years enjoyed the space between properties, and it would be very detrimental to change this	Comments received in relation to the initial plans submitted- please see section 7 of officer report.

situation on such a large scale. The alternative situation for consideration, may be to turn the proposed extension by 90 deg to run across the existing bungalow, this would achieve the same floor area with a less impact on the surrounding properties.	
In principle, we do not object to an extension as such. However the scale and impact of the proposed extension on the surrounding properties will be considerable and would therefore like to suggest a number of revisions. Overall size. The proposed plan provides for a large extension, the roof as shown which would considerable and negative impact on the light into our garden provides for a gable end approx 1.5m from their northern boundary. We would like to suggest that the overall size is reduced to say 4.5 - 5 metres long. Roof. The proposed roof and gable end would have a severe impact on both our light and visually from the rear of our bungalow. We would request a hip be introduced into the roof design along the northern side. One velux window could be built into the hip. Alternatively, a flat roof with a substantial lantern window built into the roof would be cheaper to build and to heat, once built. Unless a compromise can be agreed upon incorporating the views of adjacent neighbours, namely 6. Simmons Green to the north and 11b Salterns Lane to the east, we would unfortunately, have to formally object.	Comments received in relation to initial plans submitted- please see section 7 of officer report.
We find it most disappointing that neither of our suggested revisions have been acted upon. The revised plan and slightly reduced overall length to 6.3 metres and unaltered roof design will still have a major and unacceptable visual impact to both their neighbours being so close to both the applicants northern and eastern boundaries.	Comments received following the submission of the revised plans- please see section 7 of officer report.

In that event, we regretfully that we have to formally OBJECT to the proposed development.	
My basic objections remain unchanged, and I am very disappointed to see that the revised plans, don't reflect the impact, that of such a very large extension, will have on the surrounding properties. If the extension in its revised size of 6. metres plus overhang to roof is permitted, we would loose an enormous amount of natural Daylight into our Kitchen/Diner. At present the opening light coupled to the external door is the only means of providing natural light into the Kitchen / Diner at the northern end. Since the Kitchen Diner is used extensively, the impact of such an enormous extension would be considerable. If this extension is scaled back to 5. metres the additional use of energy would be unnecessary. We had hoped that the revised drawing would have incorporated a hipped roof on the northern flank, this would have helped to reduce light loss, and have a lesser impact on our adjoining neighbours.	Comments received following the submission of the revised plans- please see section 7 of officer report.

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
- (iv) Impact on Tree's

(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 The proposed single storey extension would not be readily visible from the public realm or streetscene of Salterns Lane by virtue of its position to the rear of the property. On this basis it is not considered that the proposed development would result in any impact which would be considered harmful or detrimental to the character and appearance of the area or streetscene of Salterns Lane.

- 7.4 The initial proposal submitted sought to provide an extension to the rear at a depth of 7.3 metres with a ridge height which followed the same as the host dwelling. This was considered to result in a significant addition to the rear, particularly by virtue of the added bulk and mass, which would not be subservient to the host dwelling and would appear overly dominant, particularly on the adjacent neighbouring properties (the impact of which is assessed below in iii). Having discussed this with the agent, amended plans were submitted which sought to significantly reduce the ridge height of the proposed extension, thus reducing the added bulk, mass and dominant appearance. The depth of the proposed extension has also been reduced from 7.3 metres to 6 metres.
- 7.5 Whilst it is acknowledged that the proposed development still represents a relatively large addition, it is important to acknowledge that the property benefits from a relatively large curtilage. On this basis, it is considered that the design and appearance of the revised proposal is deemed to be appropriate in context to the main dwellinghouse and surrounding curtilage, respects the existing built form and is now clearly subservient to the host dwelling.
- 7.6 The proposed development is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) and would not result in any significant adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.7 As specified above, this application has been the subject of amended plans. This was by virtue of the fact that the initial proposal submitted raised concerns in terms of the proposed height and depth of the extension which was likely to result in a significant adverse impact on the neighbouring amenity of the adjacent property to the east (No.11b Salterns Lane) and the property to the rear (No. 6 Simmons Green)- primarily through the loss of light and overbearing nature. Concerns from both neighbours detailed above have been raised on this basis.
- 7.8 The revised plans submitted have sought to reduce the depth of the proposed extension from 7.3 metres to 6 metres. This would result in a distance of approximately 2.5 metres from the rear wall of the extension to the rear boundary (shared with No.6 Simmons Green) and approximately 4.5 metres from the side wall of the extension to the side wall of the adjacent neighbouring property to the east (No.11b Salterns Lane).
- 7.9 Whilst it is acknowledged that the proposed extension would result in a relatively large addition to the rear of the property, there would still be a distance of approximately 12.5 metres from the rear wall of the proposed extension to the rear wall of the adjacent neighbouring property to the rear (No.6 Simmons Green). The height of the proposed extension has also been significantly reduced from the original proposal to a maximum height of 4 metres. The rear garden of the application site is currently enclosed by a close boarded timber fence which is approximately 1.8 metres in height which does provide partial screening of the extension from this property. It is considered that the current boundary treatment is sufficient to mitigate any additional overlooking or loss of privacy as a result of the extension. It is acknowledged that one of the fence panels to the rear is currently missing due to weather damage and needs to be replaced- a condition has been recommended on this basis. It is considered that there would be a sufficient distance between the proposed extension and the adjacent neighbouring property to the rear (No.6 Simmons Green) thus to avoid any additional overlooking, loss of privacy and it is not considered that the revised proposal would appear overbearing.
- 7.10 With regards to the adjacent neighbouring property to the east (No.11b Salterns Lane), it is acknowledged that an extension in this location has the potential to affect the light

currently available to this property. The neighbouring property currently benefits from a window which serves the integral garage and a door and small window within the western elevation which serves the kitchen. It is important to acknowledge when assessing the impact on neighbour amenity that the kitchen window and door (which would be most likely to be affected by the proposed extension) is currently screened by a timber close boarded fence and hedgerow which is approximately 1.8 metres in height and currently separates No. 9A and 11B Salterns Lane.

- 7.11 Notwithstanding the above, a 45 degree light test has been undertaken on this basis in accordance with Havant Borough Councils Design Guidance. This has revealed that the proposed extension would breach this guidance and would therefore be likely to result in some loss of natural daylight to the adjacent neighbouring property. However, it is also important to acknowledge that if the applicant were to construct an extension at a depth of 3 metres which is allowed for under Permitted Development (without the need for formal planning permission), this would also breach this guidance resulting in a very similar impact.
- 7.12 Whilst it is acknowledged that the proposed extension would result in some loss of natural daylight to the kitchen door and window of the adjacent neighbouring property (within the western elevation), due to the orientation of the property (north facing rear garden), it is not considered that the loss of light as a result of the proposed extension would be significant enough to warrant a refusal of planning permission on this basis. It is also acknowledged that the kitchen diner within the adjacent neighbouring property is dual aspect and does benefit from an additional window within the southern elevation.
- 7.13 On the basis of the above, whilst it is acknowledged that there will be an impact on natural daylight to the adjacent neighbouring property (No.11b Salterns Lane), It is not considered that this would be significant enough to warrant a refusal of planning permission on this basis alone. It is considered that there would be a sufficient distance between the proposed extension and No. 6 Simmons Green and No.11ba Salterns Lane to avoid any additional loss of privacy or overlooking and by virtue of the reduction in depth and ridge height, it is not considered that the proposed extension would appear overbearing.
- 7.14 It is therefore considered that the proposed development would meet the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Impact on Tree's

- 7.15 The property does benefit from a tree which is protected by a preservation order positioned within the front garden of the application site. On this basis, an arboricultural report and tree protection plan has been provided as part of this application and the Council's arboricultural officer has been consulted in this regard. The arboricultural officer has confirmed that whilst the information provided is considered to be very basic in nature, in light of the proposed development being contained outside of the trees root protection area, the information provided is considered to be adequate in this instance. A condition has been recommended to ensure that the Tree Protection Plan is adhered to in this regard.

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 any 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/17/01211 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 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.
- 3 No part of the development shall be first occupied until the missing fence panels to the northern and eastern boundaries have been erected to match the existing boundary treatment. The structures shall thereafter be retained.
Reason: To safeguard the amenities of the locality occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 The development hereby permitted shall be carried out in accordance with the approved Arboricultural Report and Tree Protection Plan (Dated December 2017).
Reason: To ensure the longevity of the on site trees and having due regard to Policy DM8 of the Havant Borough Local Plan 2011 and the National Planning Policy Framework, 2012.
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Amended site location and block plan (Drawing No: 21704/101 Rev A)- received 22nd December 2017
Existing site floor plan and elevations (Drawing No: 21704/102)- received 15th November 2017
Proposed site floor plan (Drawing No: 21704/103 Rev B)- received 22nd December 2017
Proposed elevations (Drawing No: 21704/104 Rev B)- received 22nd December 2017
Arboricultural Report and Tree Protection Plan- received 5th December 2017

Reason: - To ensure provision of a satisfactory development.