
Site Address:	25 Brights Lane, Hayling Island, PO11 0JX		
Proposal:	Single storey side and rear extension including integral double garage.		
Application No:	APP/17/01248	Expiry Date:	19/01/2018
Applicant:	Mr Bailey		
Agent:	Mr P Walker	Case Officer:	Tina Pickup
	Island Design		
Ward:	Hayling West		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is situated to the immediate north of Brights Lane, Hayling Island and is surrounded by residential development. The application property, formerly a detached house, is now a semi-detached property following a grant of planning permission for the sub-division of the house and associated land to provide two dwellings (APP/14/01061).
- 1.2 The application property is a hipped roof dwelling with an existing two-storey flat-roof side extension. The property comprises a range of external materials including white painted render at ground floor level, grey cladding boards at first floor level, plain roof tiles and white uPVC fenestration.
- 1.3 The front and rear external amenity spaces are laid to lawn. A 2m high boundary fence encloses the rear garden. The rear garden contains a mature deciduous tree.

2 Planning History

APP/14/00398 - Two storey side extension to create 1No. 3 bed semi-detached house with associated parking.

, WD,04/06/2014

APP/14/00679 - Two storey side extension to create 1No. 3 bed semi-detached house with associated parking and to provide additional living accommodation to existing dwelling. (Revised Application)., PERM,22/08/2014

APP/14/01061 - Two storey side extension to create 1No. 3 bed semi-detached house with associated parking and to provide additional living accommodation to existing dwelling (revision to approved application APP/14/00679 to show a single storey rear addition to the family/kitchen area)., PERM,15/12/2014

3 Proposal

- 3.1 The application proposes a single storey extension to include an integral double garage, a utility area and an annexe. Also proposed is the provision of three car parking spaces to the front of the proposed extension.
- 3.2 The annexe would provide a bedroom with en suite wet room and a living area. Access between the annexe accommodation and the main property would be via the proposed utility area.
- 3.3 The extension would be situated to the western side of the existing property, achieving a width of 5.5m, and would protrude beyond the existing rear elevation by 6m to achieve a

maximum length of 16.5m. The extension would be slightly stepped in relative to the front elevation of the main property. The garage element to the front would feature a pitched tiled roof with a maximum height of 4.5m above ground level whilst the annexe behind would comprise a flat roof of 2.9m above ground level containing two fully glazed roof lanterns. The extension would be constructed from materials to match those of the existing main property.

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)
CS17 (Concentration and Distribution of Development within the Urban Areas)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

N/A

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: 14

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None 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) Impact on the neighbouring properties

(iv) Highway considerations

(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 single storey extension would not appear overlarge relative to the existing main property, its curtilage or surrounding development. The extension would be in-keeping within the context of the existing house and the wider street scene with regard to its form, style and materials.
- 7.4 The provision of car parking spaces to the front of the main property would result in an approximate 50% coverage of the front external amenity space with hard material. However, relative to the existing area of hardstanding and owing to the retention of the lawn to the east of the parking area the proposed parking area, on balance, would not constitute an adverse impact upon the appearance or character of the application site or the wider street scene.
- 7.5 The proposed extension is likely to result in the removal of a mature tree from within the rear curtilage owing to its proximity to the tree. The loss of the tree would not be perceptible from within the street scene and as such would not impact significantly upon the appearance of the wider locality. The tree is not subject to a Protection Order and as such its loss would be acceptable in principle.
- 7.6 The design and appearance of the proposal is deemed appropriate in context to the existing dwelling and its setting and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy) and the Design Guide SPD. 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

- 7.7 The extension would be single storey and the rear-most part of the proposed structure would achieve a modest height of 2.9m; as such the bulk of the development would be largely obscured by the existing 2m high boundary fence. The extension would remain well separated from the properties to the north, east and south of the application site.
- 7.8 The proposed extension would be set in by 1m from the shared boundary with the neighbouring property to the west, maintaining a 4m distance from the facing elevation of the neighbouring house. It was observed during the most recent site visit by an officer of the Council that the neighbouring property has been extended to the rear relative to the submitted block and location plans and is largely obscured at ground floor level by the existing boundary fence and an existing outbuilding within the curtilage of the neighbouring house.
- 7.9 Consequently, with regard to the separation distance to be maintained and the existing intervening outbuilding between the proposed extension and the neighbouring property to the west, 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Highway considerations

- 7.10 The proposed garage would not adequately satisfy the requirements of the Council's adopted parking standards owing to the restricted internal floor space available. However, three external parking spaces are proposed to the front of the dwelling, which would fulfill the necessary parking requirements. The proposed parking spaces would be accessed via the existing dropped kerb and vehicular access point. The proposal would therefore be acceptable with regard to highways considerations. The provision of these spaces would need to be covered by a planning condition to ensure they were provided prior to the occupation of the new dwelling.

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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/01248 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
Proposed Extension Roof Plan and Part Existing First Floor
Proposed Ground Floor Plan
Proposed Section
Revised Block Plan with Parking
Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used 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.
- 4 The development shall not be brought into use until a minimum of three parking spaces, in accordance with the approved site plans, have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.