
Site Address: 38 Bacon Lane, Hayling Island, PO11 0DW
Proposal: Two storey and partial first floor extension over existing side extension.
First floor rear extension over existing rear extension.
Application No: APP/17/00154 Expiry Date: 05/04/2017
Applicant: Ms R White
C/O Agent
Agent: Mr D J Boddy Case Officer: Emma Chisnall
The Project Support Practice
Ward: Hayling West
Site Visit Date:

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 38 Bacon Lane is a large detached chalet bungalow situated in the centre of a generous plot within Hayling Island. The dwelling is constructed of a mixture of red brick with concrete tiles and is situated on level ground. Due to the position of the dwellinghouse within the centre of its plot No 38 is surrounded with amenity space which is part hard-surfaced to the front and part lawn and garden space to the rear. To the west of the site there is a detached garage which combined with the hard-surfacing available onsite provides ample space for the parking of multiple cars.
- 1.2 No 38 is adjacent to a field serving a community centre to the north and therefore only has neighbouring dwellings to the east, west and south. The curtilage boundary surrounding No 38 consists of 2m timber fencing and varying high level hedging giving the dwellinghouse significant screening from the streetscene. Mature trees are also present along part of the curtilage boundary, some of which are protected under a Tree Protection Order.

2 Planning History

90/54803/000 - Erection of a two storey extension with dormers on north and south elevations, PERM, 16/05/1990

3 Proposal

Two storey and partial first floor extension over existing side extension. First floor rear extension over existing rear extension.

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

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

Arboriculturalist

Trees will not be directly impacted on by the proposed development. However a tree protection plan must be conditioned so as to ensure no materials or plant machinery enters into the root protection areas of the trees. No arb objections.

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: 9

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
- (iv) Trees

(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 No 38 Bacon Lane is located at the end of a cul de sac off the main road and is fairly isolated from the main streetscene due to its position and that it is surrounded by mature trees, thick hedging and timber fencing. The works proposed to No 38 are considered to have a limited and acceptable impact on No 38 and due to its position on the streetscene should not result in a significant impact caused to the visual amenity of the area.

7.4 Bacon Lane contains a mixture of development and has a varied streetscene so it is felt that the development works proposed to No 38 would not disrupt a uniform pattern of housing and should therefore look acceptable within the context of the area.

7.5 The development works proposed to No 38 consist of a two storey element to the rear with a single storey element to the side. Although the works do not necessarily appear subservient on the dwellinghouse the impact of this is considered to not cause significant visual harm to the amenity of Bacon Road nor the dwellinghouse. The design

of the works proposed are considered to be sound and in proportion to the host dwelling and are therefore considered to not look obtrusive or out of character to the dwellinghouse. Materials are proposed to be used that match the dwellinghouse which should ensure the development looks in keeping and maintains the visual appearance of No 38.

- 7.6 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

- 7.7 It is considered that No 38 has the amenity space available to accommodate the proposed works whilst maintaining an acceptable amount of amenity space for the current and future occupiers of the dwellinghouse.
- 7.8 Due to its central position within its plot, No 38 is considered to be set adequately away from the neighbouring dwellings to the south and west by approximately 21m at the closest point which should ensure that the works do not result in significant over-looking, a loss of privacy and should not impact light levels nor cause shading. The works are considered to offer an improvement to some existing impacts caused and include the removal of a window at ground floor level and the removal of a balcony/terrace at first floor level. Although smaller style windows are proposed along the first floor extension this is not considered to lead to a significant additional impact than was already in place from the balcony/terrace. Therefore on balance the impacts caused to the neighbouring dwellings to the south and west are considered to be improved and reduced as an outcome of the proposed works and can be considered acceptable.
- 7.9 The neighbouring dwellings to the east, although in closer proximity to No 38, should be adequately screened from the proposed development by the existing dwellinghouse as the works are proposed to be to the west side of No 38. As a result the development is considered to not result in a loss of privacy, additional over-looking nor a loss of sunlight to the neighbouring dwelling's that surround No 38.
- 7.10 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Trees

- 7.11 No 38 Bacon Lane has a number of mature trees along the curtilage boundary some of which are protected under a Tree Protection Order (TPO). The Arboricultural Officer has been consulted and has commented that although the trees on site should not be directly impacted on by the proposed development, a Tree Protection Plan should be requested through a condition with the decision to ensure that no materials or plant machinery enter into the root protection area. This will be conditioned as part of the decision.

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/17/00154 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 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.
- 3 No development work shall commence until a Tree Protection Plan has been submitted to and approved in writing by the Local Planning Authority outlining the position of the TPO tree's onsite within the curtilage boundary and the mitigation measures to ensure no materials or plant machinery enters into the root protection areas of the trees. All such approved measures shall be carried out throughout the period of construction activity at the site.
Reason: To secure the conservation and enhancement of existing natural features and having due regard to Policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:
Block Plan Reference No: OI1073551
Proposed Block Plan: Reference No OI1073552
Proposed Roof Plan: Drawing No 17/01/BL-7
Proposed Ground Floor Plan: Drawing No 17/01/BL-4
Proposed First Floor Plan: Drawing No 17/01/BL-5
Proposed Elevations Plan: Drawing No 17/01/BL-6
Reason: - To ensure provision of a satisfactory development.