
Site Address: 112 West Lane, Hayling Island, PO11 0JW
Proposal: Demolition of existing conservatory, ground floor extension, alteration of roof to provide additional living space including 3No. dormers to south elevation and balcony balustrade to north elevation. New low level external wall.
Application No: APP/16/01177 Expiry Date: 20/01/2017
Applicant: Mr Griffiths
Agent: Mr Knibb Case Officer: Harriet Pitney
 Adam Knibb Architects
Ward: Hayling West
Site Visit Date:

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located in the rural area of central Hayling Island, being one of a small cluster of isolated dwellings to the east of West Lane.

No 112 is known as Littlemead Cottage and is located to the north east corner of the site. The property comprises 2 storeys in height with elevations of brick construction and a concrete tiled pitched roof. The application site is accessed via an extended tree lined private driveway which separates to access the properties on site (110a, 110b & 112) and the open farmland. This provides a visual separation between the formal garden and rural areas.

The property is set within expansive grounds with the Eastern boundary comprising open wire fencing and abuts open farmland.

2 Planning History

APP/11/00329 - Demolition of existing single storey extension. Construction of new single storey extension (south west elevation). Erection of detached timber car port., PERM,23/05/2011

APP/15/01312 - Construction of single storey garage and machinery store., PERM,20/01/2016

3 Proposal

This application is for the demolition of the existing conservatory, the erection of a single storey ground floor extension to the front elevation, alterations to the roof to provide additional living space (including the installation of 3No. dormers to the south elevation and a balcony balustrade to the north elevation). The proposal also incorporates a new low level external wall to the south elevation.

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

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

FAO Mr P Marshall, Development Engineer

The Highway Authority has no adverse comment to this proposal.

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: 2

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Comment received from adjacent neighbour in support of the proposal. The imaginative and sensible design is appreciated and is considered to much improve the appearance of the existing building on this special site.	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) Parking

(i) Principle of development

- 7.2 The application site is situated beyond any identified Urban Area on the Proposals Map and accordingly within the rural area. Policy AL2 notes that land outside the defined urban area on Hayling Island is 'non-urban' rather than forming a formal undeveloped gap between settlements and seeks to prevent coalescence. This proposal relates to a small scale householder development and as such further development is considered to be acceptable in principle subject to the usual development management criteria.

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

- 7.3 The application site lies outside the nearby AONB, SPA, SSSI etc but nevertheless within a rural area and has the visual character of the countryside with woodland features- the site bounds more open fields to the north and east of the site. As the open fields to the east are relatively flat and open, there are long distance views of the site from the A3023 Havant Road and public footpath No. 87. From the east, the main house (110a & 110b) and Littlemead Cottage are clearly visible across the intervening fields but are grouped together and appear side by side.

Whilst it is acknowledged that the proposed development seeks to deliver a design which is different in terms of its style and design, it is important to note that the National Planning Policy Framework advises that planning decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through substantiated requirements to conform to certain development forms or styles.

The proposed roof alterations to provide additional living accommodation would be the main aspect of the development which could potentially alter the character and appearance of the area in terms of the views across the farmland from the A3023, however as stated above, the application site and the main house appear side by side with only the eastern and partially the northern elevation visible from the public realm (at a distance). It is important to note that the proposed alterations have been designed so that they predominantly follow the existing roof profile (albeit differing slightly in some areas). On this basis, it is not considered that this aspect of the development would significantly alter the views from the public domain and would therefore be unlikely to result in any impact which would be detrimental to the character and appearance of the area.

Furthermore, it is not considered that there would be any visual encroachment on the countryside/rural areas as the main bulk and mass of the proposed development would be seen against the backdrop of the main house.

The proposed ground floor extension and low lying external wall proposed would not be readily visible from the public realm and therefore not considered to result in any impact which would cause detriment to the visual amenity of the surrounding locality.

(iii) Effect on neighbouring properties

- 7.4 The application site is set within expansive grounds whereby the property is sited approximately 27 metres away from the main house (110a & 110b). To the west of the application site is a timber car port which is sited approximately 10 metres away from the application site. On this basis, it is considered that the site is large enough that the proposed development would be sited sufficiently away from 110a & 110b so as not to

result in any loss of amenity including the loss of light, privacy, outlook or appear overbearing to the adjacent neighbouring properties (110a & 110b).

It is important to note that a letter of support has been received in relation to this application from the adjacent neighbour residing within the main house.

(iv) Parking

Whilst 3 parking spaces have been shown on the plans submitted, it is noted that the internal dimensions of the garage are marginally below that specified within Havant Borough Councils Adopted Parking Standards. Notwithstanding the above, this measurement is considered to be so marginal with a difference of approximately 0.1 metre in depth and 0.3 metres in width that it would still be likely for the garage to accommodate a vehicle. Two additional parking spaces have also been provided to the front of the property.

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable, meeting the requirements of Policies AL1 & AL2 of the Allocations Plan and Policies CS11, CS16, CS17, DM8 & DM13 of the HBLP (Core Strategy). It is not considered that the proposed development would result in any impact which would be detrimental to the visual amenity of the surrounding locality or result in any negligible impact upon neighbour amenity. On this basis, the proposal is considered to be appropriate and is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/01177 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Amended location plan- received 25th November 2016
Block plan- received 14th November 2016
Existing site plan (0118-100 REV B)- received 14th November 2016
Proposed site plan (0118-150 REV D)- received 14th November 2016
Existing ground floor plan (0118-200 REV E)- received 14th November 2016
Existing first floor plan (0118-201 REV E)- received 14th November 2016

Proposed ground floor plan (0118-250 REV K)- received 14th November 2016
Proposed first floor plan (0118-251 REV K)- received 14th November 2016
Proposed roof plan (0118-252 REV G)- received 14th November 2016
Existing south and west elevations (0118-400 REV D)- received 14th November 2016
Existing north and east elevations (0118-401 REV D)- received 14th November 2016
Proposed south and west elevations (0118-450 REV K)- received 14th November 2016
Proposed north and east elevations (0118-451 REV K)- received 14th November 2016
Amended design and access statement- received 30th November 2016

Reason: - To ensure provision of a satisfactory development.