

Site Address: The Covert, Copse Lane, Hayling Island, PO11 0RH
Proposal: Proposed first floor extension and roof alterations to raise height of first floor to meet existing roof ridge and incorporate new hipped dormer to rear and velux to front.

Application No:	APP/16/01273	Expiry Date:	09/02/2017
Applicant:	Miss A Rogers		
Agent:	Mr D Jubber Jubber Constructions	Case Officer:	Harriet Pitney
Ward:	Hayling East		
Site Visit Date:			

1 Site Description

To the north and south of the site lies an area of large open space/farmland and immediately adjacent to the site is Lower Tye Farm. The application site lies outside of the defined urban area.

98/56325/004A - First floor side addition with dormers to front and rear elevations, with balcony and verandah to rear and pitched roof to existing porch.,
PERM.29/05/1998

98/56325/004 - Detached double garage to rear (south) and siting of calor gas tank to front boundary, REF.29/05/1998

91/56325/000 - Extension to cattery and new vehicular access and car parking,
PERM.10/10/1991

92/56325/002 - C/U to Animal Boarding Centre comprising demolition of existing pigsties, erection of 12 kennels & 1 isolation kennel, 3 stables with tack room & receipt/office building, REF,

manager/partner in conjunction with North Hayling Cattery., REF,

06/56325/006 - Change of use of land to provide siting for 1No. static caravan for limited holiday occupancy., PERM,28/06/2007

3 Proposal

This application is for a proposed first floor extension and roof alterations to raise the height of the first floor to meet the existing roof ridge and incorporate a new hipped dormer to the rear and a velux window to the front.

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

AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)
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Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Not required for this application

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: 1

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
- (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 near AONB but nevertheless is still located within a rural area and has the visual character of the countryside. The site bounds open fields to both the north and south of the site and is clearly visible from the streetscene of Copse Lane.

7.4 The property has been designed with an angled orientation and is set back from the highway by approximately 18 metres.

7.5 Whilst it is acknowledged that the property is relatively visible from the public domain, it is important to note that two dormer windows and a balcony area served by a pair of french doors already exist to the rear of the property. The proposed roof alterations and first floor extension would be to the south/west side of the property and would therefore be relatively screened by the existing outbuilding on the site and would not be considered to result in any additional impact to what is currently present on site.

7.6 The design and appearance of the proposal is deemed to be appropriate which respects the character and appearance of the existing dwelling and it is therefore not considered that the proposal would result in any visual encroachment or have a detrimental impact on the character and appearance of the countryside/rural area.

7.7 The proposed velux window to the front elevation could be undertaken via Permitted Development without the need for formal planning permission. Nevertheless, it is not considered that this aspect of the proposal would result in any impact which would harm the visual locality.

(iii) Effect on neighbouring properties

7.8 The application site is set within expansive grounds with open farmland to both the north and south of the site and Lower Tye Farm immediately adjacent on the eastern side of Copse Lane. On this basis, it is considered that the site is large enough that the proposed development would be sited sufficiently away from any surrounding residential properties so as not to result in any loss of amenity including the loss of light, privacy, outlook or appear overbearing.

7.9 It is important to note that no letters of objection were received in relation to this application.

8 (iv) Parking

- 8.1 Whilst a parking plan has not been submitted as part of this application, it was evident from the officer site visit that there is adequate offroad parking provision on site in accordance with Havant Borough Councils Adopted Parking Standards.

9 Conclusion

- 9.1 The scale, siting and design of the proposal is considered to be acceptable, meeting the requirements of Policy 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.

10 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/01273 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan- received 9th December 2016
Block plan (at a scale of 1:500)- received 15th December 2016
Existing elevations and floor plans- received 9th December 2016
Proposed elevations and floor plans- received 9th December 2016

Reason: - To ensure provision of a satisfactory development.