
Site Address: 32 Castlemans Lane, Hayling Island, PO11 0PZ
Proposal: Conversion of garage to habitable use and a new single storey porch attached to the existing garage.
Application Type: Full Planning Permission
Application No: APP/24/00014 Expiry Date: 01/03/2024
Applicant: Mrs Patrick
Agent: Mr Rosenthal Case Officer: Joseph Toole
Rosenthal Design Services Ltd
Ward: Hayling West

Recommendation: **GRANT PERMISSION**

1 Site Description

32 Castlemans Lane, Hayling Island, is a two storey semi detached property located to the east side of Castlemans Lane. The property comprises of brickwork, cream render and grey roof tiles. Vehicular access is from Castlemans Lane with parking to the front.

The property is located within a rural residential area with some surrounding properties of similar design and others differing.

The application site is within 50 metres of the Wader and Brent Goose Strategy site.

2 Planning History

APP/23/00448 - Part front two storey extension and part front first floor extension over the existing garage with some internal changes., REF,26/10/2023

3 Proposal

The proposal involves the conversion of the garage to habitable use and a new single storey porch attached to the existing garage.

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)
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

Councillor Brenda Linger - Hayling West

No Comment.

Councillor Julie Richardson

No Comment.

Councillor Paul Gray

No Comment.

Southern Gas Networks - stage 1

Please find an extract from our mains records for your proposed work area, any SGN assets are described in the map legend. On some occasions blank maps may be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries.

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed. Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation. Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

If you require any further information please do not hesitate to contact us.

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: 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) Parking matters
- (v) Other matters

(i) Principle of development

7.2 The application site is located outside of the defined urban area and within an undeveloped gap between settlements/non-urban area. However, it is also located within an area of existing development along Castlemans Lane. Policies AL1 and AL2 in the Havant Borough Council Local Plan (Allocations) July 2014 are relevant and Policy AL2 states that planning permission will be granted for developments within undeveloped gaps or non-urban areas that help to define the separate identity of settlements and prevent their coalescence where development relates to small scale householder development. As such, there can be no objection in principle to the proposal, subject to compliance with other Development Plan Policies.

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

7.3 The proposed works would have brickwork and a flat roof to match the existing property. This would be acceptable within the context of the main dwellinghouse and the character of the area.

7.4 The proposed single storey front extension would be visible from the street scene. As it would not extend out beyond the existing front wall of the garage and be of a modest size it is not considered to have an adverse impact upon the character of the area.

7.5 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

- 7.6 The proposed works to the front would face out onto the open green space opposite, thus not considered to have an adverse impact.
- 7.7 On the south side facing No.30 Castlemans Lane the proposed front extension would be blocked by the existing garage wall thus not considered to have an adverse impact on the neighbouring occupiers on this side.
- 7.8 On the north side facing No.34 Castlemans Lane the proposed front extension would extend out towards the front. Due to its single storey design and separation distance of approximately 3.8 metres from the shared boundary it is not considered to be overbearing or result in the harmful loss of light/loss of outlook to the neighbouring occupiers. There would be a side window facing out onto the driveway and front window of No.34 which would be obscurely glazed thus not considered to cause harmful overlooking to the occupiers of No.34. A condition for this window to be obscurely glazed and non opening below 1.7 metres in floor level would be recommended to the decision.
- 7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy 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) Parking matters

- 7.10 The proposed works remove one car parking space in the form of the garage therefore 2 car parking spaces are required to be provided on site according to Policy DM13 of the Havant Borough Core Strategy (2011) and the Havant Borough Parking Standards SPD. The proposed ground floor plan shows 3 car parking spaces can be provided to the front of the property, therefore policy compliant.

(v) Other matters

- 7.11 Comments were received from, SGN for the applicant's attention.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00014 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:

Amended Location Plan and Block Plan - 07

Amended Proposed Ground Floor Plan - 02

Amended Proposed First Floor Plan - 04

Amended Proposed Elevations - 06

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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the window on the ground floor serving the porch on the north elevation facing No.34 Castlemans Lane shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent), non opening below 1.7 metres floor level and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.