
Site Address:	Earley Cottage, Higworth Lane, Hayling Island, PO11 0QZ		
Proposal:	Single storey rear extension, detached garage and enlarged side porch.		
Application Type:	Full Planning Permission		
Application No:	APP/22/00951	Expiry Date:	04/01/2023
Applicant:	Mr & Mrs Warren		
Agent:		Case Officer:	Joseph Toole
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

Earley Cottage is an 18th century building with a clay tile roof and some flint brick work detailing to the west elevation. It features traditional style lead casement windows on the front elevation. The west elevation also features a pitched roof porch to the front entrance. The property is set back from the highway with an extensive front lawn area and driveway. The rear of the building features a two-storey height extension with flat roof dormer windows on the side/east elevation.

Due to its historic character, the building is included on the Council's list of Buildings of Local Historic Interest. This means it is classed as a non-designated heritage asset.

2 Planning History

No relevant planning history.

3 Proposal

The proposal would involve an enlarged side porch, detached garage following the removal of the carport and a single storey rear extension to be used as a kitchen and dining room.

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)

Havant Borough Local Plan (Allocations) July 2014

DM20	(Historic Assets)
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Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Conservation Officer

Assessment

The proposal includes a single storey extension to the rear with a pitched roof and large panels of glazing. In addition to this, there would be an oak framed porch and a detached, pitched roof, single garage.

The rear extension would be contemporary in its design although it would include some traditional features to match with the existing house including oak framed windows, matching brickwork and plain clay roof tiles.

The oak framed porch is similar to the existing and in keeping with the character of the main property. The garage would have a traditional design with wooden cladding and a clay tile roof.

Overall it is considered that the proposed works are sympathetic to the main house and would not be harmful to the special historic interest of the building, as one which is on the local list of buildings of historic interest.

Conclusion

No objection

Councillor Brenda Linger - Hayling West

No Comment.

Councillor Clare Satchwell - Hayling West

No Comment.

Councillor Julie Richardson

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.

Portsmouth Water

Service connections are not shown but it should be assumed that all premises are supplied from the water distribution network. Other connections not related to properties, such as field supplies, may also exist so we would suggest a visual/CAT scan/Ground Radar survey is undertaken prior to any hand or mechanical excavation.

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. This documentation is available at <http://www.hse.gov.uk/pubns/priced/hsg47.pdf>

Copies of guidance notes: Working near distribution apparatus and Guidance for working near or over a Trunk Water Main are enclosed. Please read carefully as the conditions will apply to any work you undertake in the vicinity of Portsmouth Water assets.

It is important to ensure that a copy of the above guidance is provided to those undertaking any work which may affect our apparatus.

Please note Portsmouth water has no responsibility for any underground drainage or sewerage infrastructure. Enquires regarding these assets should be directed to the relevant authority/company.

SSEN Distribution - Asset Network Plans

We have sent you the plans of our network records within the area requested. You will shortly receive responses each of the following; any High Voltage Mains cables and Low Voltage Mains cables.

Attached to this email is the 'Guide to Interpreting' which includes the legends for the

plans on pages 7-9.

If a Service Cable is not shown on our maps sent, and you require the Cable to be Traced, please contact the General Enquiries Department on 0800 048 3516 (option 3) or via email, ge@ssen.co.uk

If you need further information on our network in this area or a quotation for any required works, please contact the Connections & Engineering Department on 0800 048 3516 or via email, connections@sse.com

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: 8

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) Impact on local listed building
- (iv) Effect on neighbouring properties
- (v) Portsmouth Water
- (vi) Southern Gas
- (vii) Scottish and Southern Electricity Networks

(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 proposed extension would have facing brickwork and plain clay roof tiles to match the existing property. The proposed porch would have plain clay roof tiles to match the existing property. The proposed detached garage would have boarding with a brick plinth and plain clay roof tiles. These materials are considered to be acceptable to the locally listed building and character of the area.

7.4 The proposed works would only to partly visible from the street scene. As the works are located to the rear of the property and of modest size, it is not considered to have a harmful 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 Policies CS11 and CS16 of the Havant Borough Local Plan (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Impact on local listed building

- 7.6 The Council's Conservation Officer commented on the application stating the proposed works are sympathetic to the main house and would not harm the special historic interest of the building, as one which is on the local list of buildings of historic interest. It is considered to comply with Policies CS11 and CS16 of the Havant Borough Council Local Plan Core Strategy (2011) and Policy DM20 of the Havant Borough Council Local Plan Allocations (2014).

(iv) Effect on neighbouring properties

- 7.7 On the east side of the proposed rear extension facing Heron Gate there would be no side windows. Due to the proposed extension's modest size and separation distance from Heron Gate it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring property.
- 7.8 On the west side facing Leacott there would be doors within the proposed rear extension. Due to the existing screening it is not considered to cause harmful overlooking to the neighbouring property. Furthermore, due to the position of the proposed extension it is not considered to appear overbearing or result in the harmful loss of light to the occupiers of Leacott.
- 7.9 To the rear there would be doors and high level windows within the proposed rear extension facing out onto the rear garden. Due to the existing screening and as the high level windows would not provide a view, it is not considered to cause harmful overlooking to any surrounding properties.
- 7.10 Due to the design and position of the proposed garage, being partly screened by the existing garage at Heron Gate, it is not considered to have a negative impact on the neighbouring property.
- 7.11 Due to the design and position of the proposed porch it is not considered to have a negative impact on any neighbouring property.
- 7.12 Consequently, it is considered that the proposal will not 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.

(v) Portsmouth Water

- 7.13 Portsmouth Water commented on the application raising no objection. An informative has been added to the decision.

(vi) Southern Gas

- 7.14 Southern Gas commented on the application raising no objection. An informative has

been added to the decision.

(vii) Scottish and Southern Electricity Networks

- 7.15 Scottish and Southern Electricity Networks commented on the application raising no objection. An informative has been added to the decision.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area, local listed building and neighbours and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00951

- 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:

Location Plan
Site Plan
Proposed Floor Plan Rev A - 2
Proposed Elevations with Block Plan - 3
Proposed Garage Plans - 4

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.