
Site Address: 11 Sinah Lane, Hayling Island, PO11 0EY
Proposal: Remodelling of existing property to include front, rear and side extensions, dormers to front and rear roof slope, garage conversion, raise roof height, associated alterations to fenestration and alterations of external materials.
Application Type: Full Planning Permission
Application No: APP/24/00400 Expiry Date: 24/07/2024
Applicant: Mr Hickmott
Agent: Loretta Taylor Case Officer: Robert Riley
Thorns - Young Ltd
Ward: Hayling West

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is located in Hayling Island, and comprises of a detached chalet style bungalow with front and rear dormers. The property is constructed with brown brick with a hung tiled roof. The property features a single storey flat roof garage attached to the eastern side elevation and a flat roof rear extension and to the rear a garden featuring a large tree.
- 1.2 The application site is in an area that could be considered both urban and residential, with the character of the road featuring similar chalet style bungalows and larger 2-storey dwellings with brickwork and render designs in evidence

2 Planning History

APP/23/00897 - Retrospective planning application of an outbuilding in the rear garden - garden room/store/covered BBQ area., PERM,21/12/2023

3 Proposal

- 3.1 This application proposes the remodelling of the existing property to include front, rear and side extensions, dormers to the front and rear roof slope, a replacement storm porch, a garage conversion, the raising of the roof height from approximately 5.8 metres to approximately 6.9 metres and associated alterations to fenestration and changes to external materials.

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

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Jonathan Hulls

No comments received

Councillor Paul Gray

No comments received

Councillor Wilf Forrow

No comments received

Ecologist

Informal comment received: Fine I think. Roof is clad with interlocking concrete pan tiles and small area of hanging tiles along dormer looks OK.

Arboriculturist

The application form states that there are no trees in the vicinity:

However, there do appear to be trees in the rear garden (based on Streetview so not necessarily accurate).

There are no constraints on trees on site (no TPO's/Conservation Area etc)

As the proposal will be closer to the trees than the existing dwelling footprint, we will need to see the following information in support of the application please:

1. Arboricultural information in line with BS5837:2012 Trees in relation to demolition, design and construction to include
 - Tree survey data
 - Tree constraints plan (TCP) showing how trees have been considered in the design proposal to minimise impact on important trees
 - Arboricultural Impact Assessment (AIA) including a clear description of all trees lost or pruned for the proposal
 - Tree Protection Plan (TPP) showing how retained trees will be safeguarded through the proposal and construction phase.

This information must include offsite trees, including the young tree recently planted into public land to the frontage on the highway verge:

It must be clear that highway verges are not to be used for contractor parking or storage of materials at any point through the development.

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: 1 (Neutral)

Comment	Officer Comment
In principle we have no objection to the proposed application on the basis that the height of the windows does not exceed current heights as this will create a privacy issue for myself and other neighbours. Further to a recent application from this property, we would also appreciate some consideration regarding times and days when work is completed as summer evenings, weekends and celebrations were severely disrupted as a consequence of the building works undertaken	The proposed alterations to the dwelling, would remove a first floor side elevation window and regarding rear and front fenestration would feature windows at first floor level at between approximately 3.4 to 3.6 metres as opposed to the existing fenestration at first floor level of approximately 4 metres. Should permission be forthcoming and works are undertaken at unsociable hours contact would need to be made with the Council's Environmental Health Department.

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) Arboriculture
- (v) Ecology

(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 This application proposes substantial works to the existing dwelling, including the remodelling of the existing property to include front, rear and side extensions, dormers to the front and rear roof slope, a replacement storm porch, a garage conversion/replacement, the raising of the roof height and associated alterations to fenestration and changes to external materials.

Character, mass and the streetscene

- 7.4 The proposed changes would be readily visible on the streetscene with regards to the front extension, the front elevation dormers, the garage conversion, the replacement storm porch, the raised ridge height, changes to external materials and alterations to fenestration.
- 7.5 The proposed alteration to the existing garage would be acceptable upon the streetscene and would be replaced by a garage further ahead of the existing garage's position. Furthermore, the replacement storm porch is considered a very modest and acceptable change upon the dwelling.
- 7.6 It is considered that the proposed front dormers would be relatively modest in scale and would feature traditional pitched roofs and are seen to accord with the Havant Borough Design Guide SPD and are therefore considered acceptable upon the dwelling. Further as opposed to the flat roof, wide width of the existing dormers, these dormers are considered to be an improvement and to be more in keeping with the Havant Borough Design Guide SPD. The proposed rear dormer, would be of a modest scale and set between gables at first floor level and is considered to be acceptable and in keeping with the dwelling, and is considered more in keeping with the dwelling than the existing large scale rear dormer on No.11.
- 7.7 The proposed single storey front extension to the dwelling would project forward of the front elevation by approximately 3 metres. However in consideration of the modest footprint of this front extension, it is considered that with regard to the main dwelling and the streetscene this projection is considered acceptable. Furthermore, with regards to building lines, it would not extend much further forward than Nos 9 and 7 and is not considered to be unduly prominent regarding the established building line of the streetscene.
- 7.8 The proposed side extension in the position of the existing garage would bring the building closer to the eastern boundary at first floor level closer to No.9, however, there would still be an approximate 2.5 metre separation distance between their side elevations. On balance and given the retained gap and 'chalet style' design it is not on balance considered that this would be an unacceptable relationship or unduly impact the character of the street scene.

- 7.9 The raised ridge line from approximately 5.8 metres to approximately 6.9 metres, though contrasting with immediate neighbours is, having regard to the 2-storey dwellings on the adjacent side of the road, and higher roofs to Nos 5 and 3 Sinah Lane, which feature a raised ridge at No.5 and a raised ridge and substantial large front extension at No.3, considered to have an acceptable impact on the character of the area.
- 7.10 The works to the rear of the property would be substantial, however the rear works would not be readily visible upon the streetscene and would be considered acceptable in this regard. However with regards to the impacts upon the existing dwelling, the Borough Design Guide SPD states "*Extensions should look to the existing building as the main reference point for appearance, materials and details such ridge, verge and eave finishes, head and cills, brick coursing, dressings and quoin work. The positions and proportions of solid wall to opening of windows and doors is also important. The roof form and slope should also reflect that of the main building*"
- 7.11 It is noted that the rear extensions though substantial with regards to the main dwelling, would be set back from the ridge line and would feature pitched roofs and would not feature an overly prominent depth upon the dwelling, and is therefore considered to be in keeping with the existing dwelling. Furthermore, due to the height of the rear extensions, it is considered that these are subservient and therefore are considered acceptable upon this dwelling.
- 7.12 The proposed changes to fenestration are considered to be in keeping and to the rear elevation and front elevation to provide an uplift to the existing dwelling, with regards to this, it is considered to be acceptable upon the dwelling and the streetscene.

Materials

- 7.13 This application proposes to feature the same roof materials, and would feature white render for the external walls with timber cladding to be used for the dormers and at the top section of the front of the garage, with consideration of other white rendered properties around and that the timber would be used on limited sections of the dwelling, these changes of materials is not considered to be out of keeping with the streetscene and is therefore considered to be acceptable. The plans state that flat roof construction would be used and in consideration of their location upon the rear of the dwelling officers consider this would be acceptable resulting from the locations of the flat roof additions.
- 7.14 The design and appearance of the proposal on balance 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 on balance would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.15 To the eastern, western and southern sides of the application site are properties at Nos 9 and 13 Sinah Lane and No's 79a, 79 and 81 St Thomas Avenue. Due to proximity, the main impact to assess would be in regard to these 5 properties. The proposed dormers are considered to have acceptable impacts regarding overshadowing and the sense of overbearing with consideration of the scale and locations however, they will be assessed in section 7.20 for the potential for overlooking of Nos 79a, 79 and 81 St Thomas Avenue. The changes to external materials aspect of the works is considered acceptable and the replacement storm porch in consideration of its scale and location is considered acceptable regarding neighbourly impacts.

No.9 Sinah Lane

- 7.16 To the eastern side of the application site, is No.9 Sinah Lane. Regarding overlooking concerns, a first floor window facing No.9 would be removed. The side elevation facing No.9 would feature a window to serve an ensuite bathroom, however, in an email uploaded on 23/7/24 the agent agreed for this window to be conditioned to be obscure, and this is considered acceptable regarding overlooking. The proposed fenestration to the front and rear is considered acceptable as it would face the public realm to the front and to the rear, the fenestration could only at most provide oblique views of No.9's rear garden. Regarding this, the proposal is considered to have an acceptable impact regarding overlooking.
- 7.17 Regarding the potential for overshadowing and the sense of overbearing from these works, the front extension would feature a garage protruding approximately 3 metres ahead of the existing front elevation of No.11, regarding this however, this would not protrude much further ahead of No.9 and would also feature a modest eaves height of approximately 2.4 metres, in consideration, this front extension is regarded to be acceptable noting overshadowing and overbearing concerns. Regarding that the works to the side of the property would bring the property closer to No.9, it is noted that there would be addition of bulk to the side and regarding the raised ridge line. In regards of No.9's side elevation at first floor level this side elevation appears to be a flank wall. Regarding the ground floor, there appears to be a small window, this window would already feature overshadowing from the existing garage and existing dwelling of No.11. It is noted, that in consideration of the addition of mass and bulk at this side elevation from the side and rear extensions and raised ridge line, that though it may increase some overshadowing from this mass and bulk addition, that regarding the present impacts upon this window and any lack of concerns received regarding this window, that on balance the impact is considered acceptable. Regarding No.9's amenity space in consideration of the existing boundary treatment, that it does not extend too much further than No.9's rear walls and the approximate 3.4 metre eaves height of these rear extensions, that on balance No.9's rear amenity space would not be unacceptably impacted by the work.

No.13 Sinah Lane

- 7.18 To the western side of the application site is No.13 Sinah Lane. Regarding overlooking concerns, there would be 2 windows on the ground floor level facing, No.13 serving an office room. However, these windows are at ground floor level, and would face No.13's garage and would acceptably impact No.13. The changes to fenestration at the front and rear are considered acceptable as to the front it would face the public realm and to the rear, the fenestration could only at most provide oblique views of No.13's rear garden. Regarding these concerns, officers are satisfied that this proposal would have an acceptable impact regarding overlooking of No.13.
- 7.19 Regarding overshadowing and the sense of overbearing, it is noted that the front extension to the dwelling would be acceptable, regarding that this is to serve the garage which would feature a sufficient separation distance from No.13. The proposed first-floor side extension would also be acceptable upon No.13 regarding that it would be shielded by the existing dwelling. It is considered that the impact of the extension to the rear and the raising of the ridge line is important to assess with regards to No.13. Regarding the rear extension, it would feature an eaves height of approximately 3.4 metres and the gables would feature a ridge line height of approximately 5.8 metres. Regarding overshadowing concerns, as the extensions would be in close proximity to No.13's garage it is considered it would be impacted, however as this is not a habitable room, this impact is considered acceptable. It is noted that the rear extension may impact upon a small section of the rear garden of No.13, however that it does not extend further than No.13's conservatory and in consideration of the boundary treatment of the site, officers are of the opinion that the impact upon No.13's rear amenity space would be acceptable. Regarding side fenestration of No.13's main dwelling there is an obscure window at first floor level which would be acceptably impacted and a ground floor window, it is noted that No.13's side elevation would be approximately 6.2 metres from the rear extension, regarding this, it is considered that the side elevation of No.13 would be acceptably impacted due to a sufficient separation distance. Regarding the raised ridge line, though it is noted that it may increase a sense of overbearing, that due to the modest increase of height that this would be limited and acceptable upon No.13, regarding that the side to side elevations would feature an approximate 6.2 metre separation distance, officers consider that the increase of height would be acceptable upon the side elevation of No.13 and therefore acceptable.

No's 79a, 79 and 81 St Thomas Avenue

- 7.20 Due to the nature, location and scale of the proposed works at No.11, it is not considered that these dwellings would be unacceptably impacted regarding overshadowing and the sense of overbearing. Regarding overlooking, the rear elevation fenestration would be approximately 27.5 metres to 35 metres from the rear elevations of No's. 79a, 79 and 81 St Thomas's Avenue, and would accord with the Havant Borough Design Guide SPD's rear first-floor window to rear first-floor window's specifications.
- 7.21 Consequently, it is considered that the proposal would not appear overbearing or lead to a loss of light, outlook or privacy and would have a 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 one letter neither in support nor in objection to the scheme was received.

(iv) Arboriculture

- 7.22 Due to nearby trees, the arboricultural team was consulted during the application process. On a site visit it was noted that there was a tree in the rear garden, in response to this, the arboricultural team was consulted. The arboricultural team asked for arboricultural information in line with BS5837:2012 in relation to demolition, design and construction to include.
- 7.23 Regarding this, the agent in further correspondence has commented tree would be removed, in light of this although the removal of this tree is unfortunate, it is not readily visible from the streetscene and can be removed without consent and on balance, its removal is considered acceptable. It is not considered that the tree would be appropriate for a tree preservation order given its position with limited public amenity value. It is also noted that there is a young sapling to the front of the dwelling. This however does not fall on the applicants curtilage and features a significant separation distance from No.11. It has not been considered appropriate to require further information from or to condition.

(v) Ecology

- 7.24 Due to works to the roof, the ecologist was consulted due to the potential for the risk to protected bat species, in light of this the ecologist commented "*Roof is clad with interlocking concrete pan tiles and small area of hanging tiles along dormer looks OK*". Regarding this, officers are satisfied that the impacts upon protected bat species would be considered acceptable. Furthermore, this application site was found to be within 50 metres of a notable and protected species; Stag Beetle, in consideration of the scale of the works this application is considered acceptable. Regarding these ecological considerations, this proposal is considered acceptable and in accordance with policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011.

8 Conclusion

- 8.1 The proposed development is considered acceptable in principle, is on balance 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/24/00400 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:

Proposed Block Plan: Uploaded 29/5/24

Location Plan: Uploaded 29/5/24

Drawing Number: 8049.24.2: PROPOSED FLOOR PLANS: Uploaded 29/5/24

Drawing Number: 8049.24.3: PROPOSED ELEVATIONS: Uploaded 29/5/24

Agents email dated 18th July 2024 regarding obscure glazing

Planning Statement Thorns Young Architectural dated 28th May 2025

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.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, hereby permitted the window serving the proposed ensuite on the ground-floor east side elevation on the plans hereby approved shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) 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.