
Site Address:	White House, Copse Lane, Hayling Island, PO11 0RJ		
Proposal:	Two storey side extension, minor alterations and front porch.		
Application Type:	Full Planning Permission		
Application No:	APP/22/00430	Expiry Date:	11/07/2022
Applicant:	Mr and Mrs Butler		
Agent:	Mr Murray	Case Officer:	Tina Pickup
	I J Murray Associates Ltd		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a detached two storey dwelling located on the south side of Copse Lane, just south of the junction with Woodgaston Lane. This rural area of Hayling Island lies beyond the urban areas identified by policies AL2 and CS17 and therefore the site lies within the 'non-urban' area.

The existing dwelling is late 19th century with symmetrical front elevation with traditional sash windows and central front door beneath a double pitched roof, having a slate finish. The front facade, and forward half of the side elevation, has had its white paint/render taken off to reveal the original Flemish bond brick work beneath. It is not Listed nor on the Local List.

The property has an existing single storey attached side garage to the west, set back from the front facade by about 1.6m, which is white painted brick with pitched roof. In addition there is a large two storey rear extension along the eastern boundary, which is infilled with a larger footprint single storey element to the rear. These additions are white painted brick work.

The existing garage is set back from the highway by about 5m, allowing for parking in front of the garage. The curtilage extends west of the garage with a 2m close boarded fence providing the western boundary.

To the south west of the site is a Grade II Listed Building - Lower Tyre Farmhouse and Attached Outbuilding. This property fronts Copse Lane south of the bend in the road, and with intervening hedgerows to the lane is not viewed in association with the application site. The northern extended curtilage of the farmhouse does however abut the side of the rear garden of the application site, with an area used for rabbits/guinea pigs etc with hutches adjacent to the northern section of the shared boundary.

The site lies outside any flood zone and there are no TPO trees on the site or affected by the proposal.

2 Planning History

08/71410/000 - New ground and first floor rear extension. Demolition of existing garage and construction of new single storey garage., PERM,29/04/2008

3 Proposal

Two storey side extension, minor alterations and front porch.

- 3.1 The proposal would enlarge the existing attached garage by widening it by 2.6m and making it 2m deeper to align with the existing single storey rear extension. It would remain set back in its current position. A first floor side extension would lengthen the ridge of the rear pitched roof by about 1.4m, which would be hipped and linked into an extension above the enlarged garage. That section would have a lower ridge line with barn hip end, and dropped eaves line to the front with two dormers. To the rear this roof would cat slide down and link to the existing sloping single storey roof at the rear. The proposed front porch would be a simple open sided timber structure with pitched roof.
- 3.2 The side extension has been designed with a contrasting finish in dark black timber effect cladding, replicating a barn effect appearance. The rear elevation would be white render to match the existing rear finish. Amended plans have been received showing the use of 5 timber garage doors in a bi-fold arrangement.

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)

Havant Borough Local Plan (Allocations) July 2014

DM20	(Historic Assets)
AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

When assessing the proposal, the following legislation and policy context is taken in consideration.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Officer Response: _

The proposed two-storey extension would be on the west elevation which brings it closer to the site of the adjacent listed building. It is a difference design to the main house however, it is still traditional in its design approach. However, the Lower Tye Farmhouse is located over 30m in distance and therefore the development at the application site would not affect the significance of this designated heritage asset.

Conclusion _ No objection

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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None 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 and setting of adjacent Listed Building
- (iii) Effect on neighbouring properties
- (iv) Parking

(i) Principle of development

- 7.2 The application site is located beyond the defined urban area and within the non-urban area as identified by policy AL2. In these areas, more restrictive countryside policies apply where development needs to comply with the aims of national policy for the countryside. However policy AL2 allows for small scale householder development within the non-urban area and as such the proposal is considered acceptable in principle.

(ii) Appropriateness of design and impact on the character of the area and setting of adjacent Listed Building

- 7.3 Rather than 'match' the appearance of the existing old dwelling, the side extension has been deliberately designed with contrasting materials and finish, in a 'barn' style. This side proposed element would be subservient in scale and set back by 1.6m, and would have window proportions that match and link to the main front facade. The garage door opening would be wide - some 5.5m and amended plans have been received detailing 5 timber doors set out in a bi-fold arrangement. This would give a more traditional appearance appropriate to the character of the host dwelling, rather than an up and over style modern opening.
- 7.4 Whilst the use of contrasting dark materials is an unusual design concept for an attached side extension, in this case, given the rural setting of the site, the barn style approach is considered appropriate. Because the set back is quite significant the key symmetrical front elevation of the 19th Century host dwelling would remain the visually prominent feature and not be lost in visual terms. The proposed front porch is also of a simple design that would not affect the symmetry of the front elevation. Overall the scale and appearance of the side extension is considered respectful of the host dwelling and visually appropriate to the context of the site, meeting the requirements of Policy CS16 of the HBLP (Core strategy).
- 7.5 Section 66 of the Planning (Listed Buildings and Conservation Area) Act 1990 requires regard to be had to the setting of a Listed Building. In this instance the application site is not viewed in association with the Listed Building at Lower Tyre Farmhouse due to the layout of the road and dense hedgerows. The northern section of extended curtilage of the Listed Building acts as a buffer and intervening land between the LB itself and application site. The separation distance and site context is such that the proposed development would not affect the significance of the designated heritage asset.

(iii) Effect on neighbouring properties

- 7.6 The only proposed first floor side window serves a dressing room and would have an outlook over the northern extended curtilage of Lower Tyre Farmhouse which currently has rabbit/guinea pig hutches etc rather than being used as a private sitting out area. There is an existing clear glazed first floor side window in bedroom 4, but this has a separation distance of some 15m to the shared boundary and the potential for overlooking is limited. The separation distance to the shared side boundary of the proposed window would only be some 3.5m and whilst the impact on private amenity would be limited, due mainly to the current use of the adjacent land, nevertheless this proximity is such that the perception of overlooking could be a factor. It is therefore considered appropriate that this window is obscure glazed to protect neighbouring amenity.

- 7.7 In all other respects the proposed development is contained within the south-western corner of the site and as such would have no impact on the property to the east.
- 7.8 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.

(iv) Parking

- 7.9 The proposal enlarges the attached garage to accommodate 2 cars and the frontage would still be available for parking of several more vehicles. As a 5 bedroom dwelling the 3 parking spaces required by the adopted Parking SPD can readily be provided on site.
- 7.10 The bi-fold timber doors would give an appropriate visual appearance for the large opening and with 5 smaller doors would not unduly impact the space needed in front to open them, maintaining sufficient distance to the back edge of the adopted highway.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the host dwelling, visual appearance of the street scene, adjacent 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/22/00430 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:

Design and Access Statement
Existing Location and Block Plan Drawing Number A101
Proposed Site and Location Plan Drawing Number A111 V12.1
Proposed Floor Plans Drawing Number A112 V12.1
Proposed floor Plans Drawing Number A113 V12.1
Proposed Site Sections Drawing Number A114 V12.1
Proposed 3D Front Views Drawing Number A115 V12.1
Proposed 3D Rear Views Drawing Number A116 V12.1

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, prior to first occupation of the extension hereby permitted, the windows in the first floor on the west elevation shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and 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.