

Site Address: 27 Bound Lane, Hayling Island, PO11 9HU
 Proposal: Minor Material Amendment (MMA) to garage roof pitch to provide space for solar panels pursuant to Planning Permission ref. APP/18/00659.
 Application Type: Variation/Relief of Condition
 Application No: APP/22/00969 Expiry Date: 15/12/2022
 Applicant: Mr & Mrs Bentley
 Agent: Mr Roger Lilley Case Officer: Lewis Ford
 Lilley Architecture
 Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is 27 Bound Lane, Hayling Island, PO11 9HU.

The locality is predominantly residential in nature and the site, itself, includes a detached, hipped roof, four-bedroom, bungalow. The bungalow comprises traditional brick and tile construction, with white rendered external walls. The site also includes a pitched roof single garage on its western elevation which is link attached to the bungalow via an existing workshop. The main garden is to the front of the property, with smaller garden areas laid to lawn to the north of the site. Finally, the bungalow is accessed to the south via a private drive off Bound Lane.

Planning Permission was granted in August 2018 under ref. APP/18/00659 for the following three (3) elements;

- (1) Alterations and extension to the existing garage;
- (2) A rear single storey extension; and
- (3) Additional velux windows on the southern elevation

The latter two elements have been built out; however, the Applicant is now proposing to vary Planning Condition No.2, of Planning Permission ref. APP/18/00659, to amend the approved garage so that:

- The garage roof can facilitate the installation of 8no. solar photovoltaic (PV) panels; and
- The approved western side door is relocated to the northern rear elevation of the garage.

2 Planning History

91/56079/000 – PERMISSION in May 1991 for the use of existing workshop for restoration of antique mechanisms.

APP/18/00659 – PERMISSION in August 2018 for alterations and extension to existing garage, rear single storey extension, and additional velux roof window to south elevation.

3 Proposal

Minor Material Amendment (MMA) to garage roof pitch to provide space for solar panels pursuant to Planning Permission ref. APP/18/00659.

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

CS14 (Efficient Use of Resources)
CS16 (High Quality Design)
CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

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

Emsworth Neighbourhood Plan Post Examination Version 2020

Not applicable.

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor L Turner - Hayling East

No comments received.

Councillor M Wilson - Hayling East

No comments received.

Councillor R Raines - Hayling East

No comments received.

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

This application was publicly consulted on between 20 October and 14 November 2022.

Comment	Officer Comment
No comments received.	

7 Planning Considerations

7.1 In having due regard to the policies in the development plan, it is considered that the main issues arising from this application are:

- (i) Principle of Development
- (ii) Adaptation to, and Mitigation of, Climate Change
- (ii) Impact on Character of the Area & Appropriateness of Design
- (iii) Impact on Neighbouring Properties

(i) Principle of Development

7.2 The application site is located within the defined urban area as set out in Policies CS17 and AL2. As such, development is considered acceptable in principle subject to development management criteria.

(ii) Adaptation to, and Mitigation of, Climate Change

7.3 The Climate Change Act 2008 (2050 Target Amendment) Order 2019 is the first legally binding target by a major economy and commits the UK to decreasing its greenhouse gas (GHG) emissions to “Net Zero” by 2050. Moreover, the Havant Borough Design Guide SPD, and Policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011, set out the Council’s support in promoting domestic microgeneration technologies (where appropriate) to help reduce Havant Borough’s GHG emissions. The SPD also identifies the utilisation of building facades and roofs for collecting solar energy for conversion into electricity and/or to heat water for a building’s occupants.

(iii) Impact on Character of the Area & Appropriateness of Design

7.4 This planning application is for the variation of Condition No.2 to Planning Permission ref. APP/18/00659. The original Planning Permission was granted in August 2018 for:

- (1) Alterations and extension to the existing garage;
- (2) A rear single storey extension; and
- (3) Additional velux windows on the southern elevation.

7.5 The latter two have been built out, and so it is not considered necessary to reimpose Condition No.1 of the original Planning Permission as the approved development has already commenced. In terms of the alterations and extension to the existing garage, the Applicant is proposing to vary Planning Condition No.2 in order to:

- Amend the roof of the previously approved garage extension, from a fully hipped roof, to a sussex barn style roof; and
- Relocate the previously approved western side door to the northern rear elevation of the garage.

7.6 The former is required to facilitate the installation of 8no. solar photovoltaic (PV) panels on the southern elevation of the garage roof. The garage roof would not be readily visible from the public domain, and the proposed garage dimensions would be the same as the previously approved garage extension – i.e., a depth, width, eaves height, and maximum height of approximately 5.10m, 5.85m, 2.70m, and 5.00m respectively. Moreover, the amended design and appearance of the proposed garage roof is deemed to be appropriate in the context of the existing dwellinghouse. As such, it is considered that the amendment would not result in an adverse impact on the visual amenity of the locality and, therefore, would meet the requirements of Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011.

(iii) Impact on Neighbouring Properties

7.7 The Havant Borough Design Guide SPD states that householder developments must not have an adverse impact on the amenity of neighbouring properties. In this instance, any potential impact on No.25 Bound Lane – the neighbouring property to the west – must be considered.

7.8 No.25 Bound Lane is accessed via Bound Lane and its main outdoor residential amenity space is towards the western front of the property and includes an open area laid to lawn. The property's eastern rear elevation (which includes existing fenestration and a lean-to style conservatory) and eastern rear boundary backs onto the western side boundary of No.27 (the site). Although the proposed roof amendment would not lead to any overlooking and/or loss of privacy, there is a possibility that it would result in a degree of overshadowing and loss of light at No.25 (and its existing solar PV panels) due to the additional "resulting roof space". Nevertheless, it is considered that – due to the existing siting, orientation, and separation distances of the properties and their garages - any potential for overshadowing and/or loss of light would not warrant a justifiable reason for refusal in this instance. Indeed, any potential for overshadowing and/or loss of light would be limited to the early morning hours when the existing solar PV panels at No.25 would be least effective / efficient.

7.9 Consequently, it is considered that the proposed amendment is unlikely to lead to a degree of overshadowing and/or loss of light at No.25 Bound Lane which would warrant a justified reason for refusal. As such, the proposed amendment would not have an unacceptable impact on the surrounding properties and, therefore, would meet the requirements of Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011. Notwithstanding the above, it is noted that no letters of objection have been received in relation to the proposed Minor Material Amendment (MMA).

8 **Conclusion**

- 8.1 The scale, siting and design of the proposed amendments would have a limited and an acceptable impact on the character of the area and neighbouring properties. As such, the proposed amendments are considered to be appropriate and are recommended for approval subject to the reimposition of appropriate planning conditions.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00969 subject to the following conditions:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg No: 531 PL01 REV P – Location and Block Plans

Drg No: 531 PL02 REV P – Existing Floor Plans (as per APP/18/00659)

Drg No: 531 PL03 REV P – Existing Elevations (as per APP/18/00659)

Drg No: 531 PL04 REV P – Proposed Floor Plans

Drg No: 431 PL05 REV P – Proposed Elevations

Reason: To ensure provision of a satisfactory development.

- 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.