
Site Address: 3 Fishery Lane, Hayling Island, PO11 9NP
Proposal: First floor extension over existing garage, ground floor wet room in part of existing garage, internal alterations, one garage door to be widened, the other to be replaced by wall with window.
Application Type: Full Planning Permission
Application No: APP/22/00434
Applicant: Miss L Wallace
Agent: Hayling East
Ward: Hayling East
Expiry Date: 26/09/2022
Case Officer: Joseph Toole

Recommendation: **GRANT PERMISSION**

1 Site Description

3 Fishery Lane is a two storey semi-detached dwelling constructed of brick with a flat roof and projecting eaves, with an attached double garage and utility room to the side. The plot is irregular in shape, tapering to the rear to the east side. Due to the plot shape, no.3 is at an angle to no.5 Fishery Lane, the detached dwelling to the east. There is a parking area to the front, and garden to the rear approximately 12m in depth. The dwelling is attached to no.1 Fishery Lane to the west.

The surrounding area is residential in character, of medium density, with detached and semi-detached dwellings of mixed design and appearance. The site is in the urban area as defined by the local plan.

2 Planning History

88/52631 - First Floor side extension over garage (REFUSED 25.01.1989)

Refused for the following reasons:

1. The proposal would result in development at a two-storey height across virtually the whole of the width of the plot, resulting in a loss of space about the building to the detriment of the visual amenities and spatial characteristics of the street scene.
2. The proposed development would constitute an undesirable over-intensive use of the site which would have an adverse impact on the amenities of occupiers of adjoining properties.
3. The proposal would involve the provision of an additional bedroom window on the rear elevation of the property which would result in an excessive amount of overlooking into the rear garden of the neighbouring property and would therefore have an adverse effect on the amenities of the occupiers of that property.

32757 – Demolish existing single garage rear lobby and w.c, erect new double garage, utility area and w.c (PERMITTED 11.07.1985)

APP/20/01020 - First floor side extension to form linked annex over existing attached double garage and utility room including conversion of one garage space to provide independent ground floor access. (REFUSED 30.03.2021)

Refused for the following reasons:

1. The previous proposal did not appear subservient in appearance – it was not set back and had almost the same width at the front as the existing dwelling.
2. Gaps to boundaries – along Fishery Road dwellings have a reasonable separation distance between them and this forms the character of the streetscene .
3. Gives the appearance of a second dwelling and unbalances the pair of properties (nos 1 and 3)
4. Potential overlooking from the first floor rear elevation window

3 Proposal

The proposal is for a first floor side extension above the existing double garage and utility room to form a bedroom/annex with an en-suite to the rear. The proposed extension would extend partly over the existing flat roof and would be set back from the front building line, below the existing ridge height. This differs from the previously refusals which planned to extend across the whole width and in line with the building line. One of the garages (the most easterly) would be converted into a store, shower room and lobby. The purpose of the proposed extension/annex would be to provide on site support for the applicant's Mother.

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)
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)

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor Leah Turner - Hayling East

No Comment.

Councillor M Wilson - Hayling East

No Comment.

Councillor R Raines - Hayling East

No Comment.

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

(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 cladding or render with a flat roof. Part of the existing house would also be completed with a similar finish to assist with the integration of the extension. Whilst brick is a more typical material in the area, there are examples of other materials, and on that basis the proposed materials are considered to be acceptable within the context of the residential area.

- 7.4 The proposed extension would be approximately 30 cm lower than the main dwellinghouse and set back from the building line at a distance of approximately 92 cm. As a result the proposed extension is considered to appear subservient to the host dwellinghouse which is encouraged within the Havant Borough Design Guide SPD. Furthermore, the width of the first floor extension has been reduced from the previous refusals to approximately 3 metres. This would allow a visible gap to be retained between no.3 and no.5 and would maintain the natural spacing distance and pattern of the street scene. This is also encouraged within the Havant Borough Design Guide SPD. Lastly, due to the reduced width of the proposed extension it is considered to have better symmetry with No.1 (attached). Thus, overall the proposed extension is considered to be in keeping with 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) and overcoming the previous design reasons for refusal. 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 To the front on the ground floor the first garage door would be widened with the second garage door replaced with a window. At first floor level there would be a Juliet balcony within the proposed bedroom. These proposed works are not considered to cause any form of overlooking to any surrounding properties.
- 7.7 The proposal is to the east side of the building and not considered to have an unacceptable impact on the amenities of No.1 Fishery Lane.
- 7.8 There would be windows within the proposed extension on the west side facing No.5 Fishery Lane. The proposed extension would not extend beyond the rear elevation of No.5 and there are no side windows on the west side of No.5. Whilst the extension would certainly be perceptible to the occupiers of no.5, it is not considered that the proposal would result in significant harm in terms of loss of light, outlook, increased sense of enclosure overbearing impact or overlooking.
- 7.9 To the rear at first floor level there would be window serving an en-suite facing out onto the rear garden. This differs from the previous refusals as this window would be obscurely glazed and high level thus not considered to cause harmful overlooking into the private amenity space of No.5. Due to concerns with overlooking this window has been conditioned to be obscurely glazed and non opening below 1.7 metres in height.
- 7.10 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) and overcoming the previous amenity reasons for refusal. It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

- 7.11 The proposed development would increase the number of bedrooms from 3 to 4 therefore 3 car parking spaces are required on site according to the Havant Parking Standards SPD. There is sufficient car parking on site in the form of the garage and to the front to accommodate 3 car parking spaces.

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area, neighbours and parking, therefore considered to be appropriate and recommended for approval.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00434 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:

Location and Block Plan
Proposed Floor Plan - 5
Proposed Elevations - 2206/105
Covering Letter

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, any windows installed at first floor level within the north facing elevation of the extension hereby permitted shall be fitted with textured glass with obscuration level of no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and shall be non-opening below 1.7 metres from floor level of the room it would serve, and shall thereafter be permanently retained as such.

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.