
Site Address:	39 Rails Lane, Hayling Island, PO11 9LG		
Proposal:	Two storey side extension with hipped valley roof to match existing,		
Application Type:	Full Planning Permission		
Application No:	APP/22/00253	Expiry Date:	06/05/2022
Applicant:	Mr & Mrs Narborough		
Agent:	Mr Knowles	Case Officer:	Selina Donophy
	DAK Draughting		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey, semi-detached dwellinghouse located on the west side of Rails Lane, Hayling Island. The building was formerly used as a hostel before it was split into two properties. This property is paired with no 37 and fronts Harold Road to the north, with access down a shared driveway leading off Rails Lane to the west, with the front door to the south elevation. This property comprises of brickwork and blue painted render. Fencing forms the boundary treatment along Harold Road with parking on site and the main rear garden to the west.

2 Planning History

None relevant

3 Proposal

Two storey side extension with hipped valley roof to match existing,

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)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments 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
- (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 This proposal comprises a two storey extension to the west elevation of the main property. The extension would have dimensions of approximately 3 metres width, 5.7 metres depth and height level with the roof of the main dwelling (including both the ridge and eaves heights). The roof would be hipped inwards with a section of flat roof to the north elevation. The extension would be set back behind the north elevation by approximately 3 metres and would come level with the south elevation wall. The extension would create a dining room with doors to the west elevation and utility room with a door to the north elevation at ground floor level. At first floor level would be a third bedroom with an ensuite served by a window to the north elevation - the bedroom would be served by a window to the west elevation. Proposed materials include render finish to match existing.
- 7.4 The proposed extension would not be particularly large in additional footprint when considered within the context of the host dwelling. It would be set back behind the north elevation and whilst the ridge is not set down below the main roof, the appearance is considered to be subservient in appearance and would not dominate or result in overdevelopment the site. The flat roof section would be relatively small in scale and due to the small scale is deemed acceptable in this instance. When viewed from Rails Lane, the extension would be visible in the gap between no 35 and nos 37/39 however it is not deemed to be harmful to the streetscene. Materials would match existing and overall the proposal is not deemed to result in harm to the character of the property nor the wider 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). 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 south of the application site is no 35 Rails Lane. This property is a pitched roof bungalow which has a single storey rear extension - there is very little planning history available for this property. There is a window on the (north) side elevation facing back towards the rear garden of the application site which is the only window serving the bedroom on this side. Following a site visit it was noted the extension would have some overlap of this bedroom window, extending approximately a quarter to halfway across. It was also noted that there is a separation distance of approximately 5.2 metres between no 39 and no 35. The siting of no 39 to the north would mean there would not be any overshadowing to this window and whilst there would be some impact on outlook, the separation distance would help mitigate against any overbearing impact. In addition it is judged the window would still receive adequate light and outlook. There would be no windows proposed on the extension to the south elevation at first floor level however a new window would be proposed to the main dwelling on the south elevation to serve the existing bedroom. This window would have views over the front gardens and not towards private amenity spaces.
- 7.7 To the west is no 1 Harold Road - there would be approximately 22 metres separating this property and no 39. There is an existing bedroom window facing in this direction and whilst it would be moved 3 metres closer west there would still be a reasonable separation distance. To the west is the rear garden of no 37 also, the extension would be separated from this by approximately 9 metres which is deemed enough to reduce any direct and overbearing overlooking to the garden area.

- 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 would result in 1 additional bedroom. An increase from 2 to 3 bedrooms does not require additional parking allocation as specified in the Havant Parking SPD.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the 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/22/00253 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:

DRG 01 Location plan
DRG 02 Block plan
DRG 08 Proposed ground floor plan
DRG 09 REV A Proposed first floor plan
DRG 10 Proposed south elevation
DRG 11 Proposed north elevation
DRG 12 Proposed west elevation
DRG 13 Proposed roof plan

Reason: To ensure provision of a satisfactory development.

- 3 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.