
Site Address: 63 Sinah Lane, Hayling Island, PO11 0HJ
Proposal: Hip to barn hip roof extension. Proposed front dormer. Proposed front extension and porch. Proposed single storey rear extension with external alterations
Application No: APP/21/01301 Expiry Date: 27/01/2022
Applicant: Mr Edwards
Agent: Ms S Roberts Case Officer: Joseph Toole
Critchley Architecture and Design
Ward: Hayling West

Recommendation: **GRANT PERMISSION**

1 Site Description

63 Sinah Lane, Hayling Island, is a detached chalet bungalow located to the east side of Sinah Lane. The property comprises of white render and concrete roof tiles. Vehicular access is from Sinah Lane with parking to the front.

The property is located within a residential area with surrounding properties differing in style and design. Sinah Lane has a staggered building line with No.63 being set back behind No.61 and 65.

2 Planning History

No relevant planning history.

3 Proposal

Hip to barn hip roof extension. Proposed front dormer. Proposed front extension and porch. Proposed single storey rear extension.

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

Submission Version Havant Local Plan
E1* (High quality design)

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor Brenda Linger - Hayling West
No Comment.

Councillor Clare Satchwell - Hayling West
No Comment.

Councillor I Scott Hayling West
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: 2

Comment	Officer Comment
Overlooking	Please see Section 7.
Bulk/overdevelopment	
Loss of light/overshadowing	
Flat roof design out of keeping	
Contrary to CS16	
Within Flood Zone 2/3	The property is located within Flood Zone 1.
Condition on times of construction works	This would be dealt with under Environmental Health Legislation and is not a material planning consideration

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

(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 works would involve a hip to a barn hip roof on both sides of the property. The existing front dormer would be removed and replaced with a new dormer, proposed front extension and a canopy porch. Furthermore, there would be a rear extension and external alterations, including an additional window to the existing rear dormer and its cladding with light grey cladding to match that proposed for the front elevation alterations.

7.4 The proposed works would have white render, light grey cedar cladding, slate brick and slate roof tiles. This is considered to be of modern contemporary design and which is deemed appropriate in the context of the area which have a number of different finishes.

7.5 The proposed works would be visible from the street scene. Albeit the proposed alterations are large they are considered to be appropriate within the context of the property and the retained amenity space. The proposed flat roof extension would be located to the rear of the property thus not considered to have a negative impact upon the character of the area. Therefore, as a result it is considered to be inkeeping with the character of the area which have some large properties along the street scene.

7.6 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 Policy E1 of the Submission Havant Borough Local Plan. 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

7.7 To the front there would be a door/window within the proposed porch and new windows on the ground floor. At first floor level there would be a window serving the proposed front dormer and a window in the proposed front extension. Due to concerns with overlooking into the private amenity space of No.61 Sinah Lane it has been conditioned for the window within the front dormer to be obscurely glazed.

- 7.8 On the south side there would be a door and window within the proposed rear extension facing the shared boundary with No.65 Sinah Lane. Due to the existing screening of 1.8 metre high fencing and trees it is not considered to cause harmful overlooking to the occupiers of No.65. Furthermore, the existing dormer would be removed on this side and replaced by a new high level window which due to its position is not considered to cause harmful overlooking. The proposed hip to barn conversion would come closer to the shared boundary as well as the proposed rear extension. Although due to its separation distance and existing screening it is not considered to appear overbearing or result in the harmful loss of light to No.65.
- 7.9 On the north side there would be a new high level window at first floor level which due to its position is not considered to cause harmful overlooking. There would be doors and windows within the proposed rear extension facing the shared boundary with No.61 Sinah Lane. Due to the existing screening of 1.8 metre high fencing and trees it is not considered to cause harmful overlooking to the occupiers of No.61. The proposed hip to barn conversion would come closer to the shared boundary as well as the proposed rear extension. Although due to its separation distance and existing screening it is not considered to appear overbearing or result in the harmful loss of light to No.61.
- 7.10 To the rear there would be a door and a window within the proposed rear extension and lanterns on the roof. Due to the existing screening along all sides and facing out onto the rear garden it is not considered to cause harmful overlooking. At first floor level there would be two velux cabrio balconies and an additional window within the rear dormer. The carbio balconies would create a degree of overlooking however as there is existing overlooking on site and due to the separation distance of approximately 31 metres from the rear wall of No.42B St Catherine's Road, which exceeds the requirements for separation set out in the Borough Design Guide SPD, they are not considered to cause harmful overlooking.
- 7.11 Consequently, it is considered that the proposal will not appear overbearing or lead to harmful 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 Policy E1 of the Submission Havant Borough Plan.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area and neighbours and is 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/21/01301 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 - 21094-101A
Proposed Floor Plans - 21094-411
Proposed East and West Elevations - 21094-511C
Proposed North and South Elevations - 21094-512A

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 works hereby permitted the window within the first floor front dormer on the west elevation serving the bedroom 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.