
Site Address:	51 Rails Lane, Hayling Island, PO11 9LH		
Proposal:	Single storey side and rear extension		
Application No:	APP/21/01408	Expiry Date:	07/02/2022
Applicant:	Mrs S Maddox		
Agent:	Mr P Walker	Case Officer:	Julie Terzoudis
Ward:	Hayling East		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application relates to a semi-detached two storey dwelling located at 51 Rails Lane, upon Hayling Island. An existing attached single garage is located on the northern elevation, with an existing conservatory set to the rear. On-site parking is accommodated within the single garage and on hardstanding forward of the garage which provides three further car parking spaces.
- 1.2 A large rear garden serves the subject dwelling with Eastoke public reserve set to the north and west of the site. The surrounding area comprises a mix of dwellings, including chalet-style bungalows and two-storey detached and semi-detached dwellings, with most offering on-site parking.

2 Planning History

No planning history exists for the site.

3 Proposal

- 3.1 The application seeks planning permission for the demolition of an existing attached garage and rear conservatory, and for the construction of a single-storey wrap-around extension on the rear and side (north) elevations of the host dwelling.
- 3.2 The single storey extension would extend out from the rear elevation to a depth of 4.0m and from the side elevation to a depth of 3.3m. Internal alterations would provide an additional bedroom, family room and extended kitchen area. The proposed roof would be predominantly flat, with a height of 3.0m (excluding a single roof lantern). A side gable would be added to the front of the side extension to a maximum height of 4.2m. This would provide a greater ceiling height for the proposed bedroom and improve presentation to the street.
- 3.3 Matching materials are proposed for the extension which would comprise of rendered block work and tiles on the pitched element of the roof.

4 Policy Considerations

National Planning Policy Framework 2021
Planning Practice guidance 2016
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2019

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)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Submission Version Havant Local Plan

E1* (High quality design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Leah Turner - Hayling East

No comment received.

Councillor M Wilson - Hayling East

No comment received.

Councillor R Raines - Hayling East

No comment 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: 20

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1 representation received supporting the proposed development.

Comment	Officer Comment
Have no objections, already discussed with the neighbour that we (redacted) have no objections.	Noted.

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) Highways safety and 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 rear and side extension would be minor in height, bulk and scale and would remain subservient to the host dwelling. The proposed matching materials would also allow a positive integration of the extension into the main dwelling. Views from the public realm would be restricted as the majority of the extension would be screened by existing side and rear 1.8m high close-boarded boundary fencing. It is therefore considered that the proposed development would have no significant visual impact to the existing character of the streetscene, nor to that of the host dwelling.
- 7.4 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, 2011). 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

- 7.5 The proposed side and rear extension would be minor in scale, height, and bulk. It is noted that although the rear extension would be set upon the shared southern boundary, an existing rear extension serving No. 49 would impede any views of the proposed development. Due to its proximity from the neighbouring dwelling at No. 49 Rails Lane, no residential amenity concerns would be raised.
- 7.6 Consequently, it is considered that the proposal would 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, 2011). It is noted that a letter of support was received for the scheme and that no objections were made.

(iv) Highways safety and parking

- 7.7 The existing dwelling is a three-bedroomed property. The proposal development would result in a four bedroomed dwelling which would require the provision of a minimum of three on-site car parking spaces in accordance with Havant's Car Parking SPD 2016.
- 7.8 The site currently provides for four on-site parking spaces. The proposed development would result in the removal of the internal garage and therefore lead to the loss of one on-site parking space. However, this would leave three on-site parking spaces forward of the dwelling meeting the minimum on-site parking requirement for four bedroomed dwellings laid out within 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/21/01408, 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 - received 12 Jan 2022

Section Drawing AA - received 05 Jan 2022

Section Drawing BB - received 05 Jan 2022

Existing Elevations - received 05 Jan 2022

Proposed Elevations - received 05 Jan 2022

Existing Ground Floor - received 05 Jan 2022

Proposed Ground Floor - received 05 Jan 2022

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.