
Site Address:	44 Rails Lane, Hayling Island, PO11 9LW		
Proposal:	Two Storey Rear Extension		
Application No:	APP/21/00983	Expiry Date:	15/11/2021
Applicant:	Mr & Mrs Annalls	Case Officer:	Joseph Toole
Agent:			
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

44 Rails Lane, Hayling Island, is located to the east side of Rails Lane. The application site is a two storey detached property comprising of facing brickwork to the ground floor and render to the first floor and timber panelling to the rear with plain roof tiles. Vehicular access is from Rails Lane with parking to the front and side.

The property is located within a residential area with surrounding properties differing in style and design.

Note - Due to Coronavirus a site visit was not possible but the applicant/agent supplied photos of the application site which have been used to inform this decision.

2 Planning History

No relevant planning history.

3 Proposal

Two 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

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.

Developer Services, Southern Water

Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link:

southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm sewer
- Combined Sewer

It is possible that a sewer now deemed to be public could be crossing the development site.

Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

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

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) Drainage
- (v) 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 development would involve the removal of the existing rear conservatory and the erection of a two storey rear extension. It would be used as a family room and w/c on the ground floor and two bedrooms on the first floor. The proposed two storey extension would have a width of approximately 7.8 metres, a depth of approximately 4.5 metres with a dual pitched roof having a maximum height of approximately 7.4 metres.

7.4 The proposed extension would have facing brickwork, render and timber panelling with plain roof tiles to match the existing property. This is considered to be inkeeping with the context of the main dwellinghouse.

7.5 Due to the proposed development being located to the rear of the property it is considered to have a limited impact upon the street scene. Furthermore, the proposed extension would appear subservient to the host dwelling being of appropriate size to the plot and the retained amenity space following the removal of the existing conservatory with the two storey extension lower than the existing ridge height of the main property. Therefore, it is considered to be inkeeping with the character of the area.

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). 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 south side there would be no side windows within the proposed rear extension. Due to its position and size replacing the existing conservatory the proposed extension

is not considered to appear overbearing or result in the harmful loss of light to the surrounding properties.

- 7.8 To the north side there would be no side windows within the proposed rear extension. The proposed extension would be offset from No.46 Rails Lane by a driveway and due to the existing screening it is not considered to appear overbearing or result in the harmful loss of light to the occupiers of the neighbouring property.
- 7.9 To the rear there would be two windows serving bedrooms at first floor level facing out to the rear garden. Although, these views would extend further out it is not considered to have an adverse impact on overlooking the private amenity spaces of No.46 Rails Lane to the north, No.1 St Herman road to the south and No.3 St Herman road to the east. This is because it would have a similar impact as the existing first floor windows and is considered to create views deemed acceptable within a residential area.
- 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Drainage

- 7.11 Southern Water commented on the application and raised no objection. A suggested informative has been recommended.

(v) Parking

- 7.12 The proposal would increase the number of bedrooms from 3 to 4 therefore 3 car parking spaces are required on site according to the Havant Borough Parking Standards SPD. The parking plan shows 3 car parking spaces can be provided, therefore deemed acceptable.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the locality and is acceptable in parking terms 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/21/00983

- 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 Plan

Block Plan

Proposed Ground Floor Plan - 5619/4 - REV B

Proposed First Floor Plan - 5619/5 - REV A

Proposed Elevations - 5619/6 - REV A

Cross Section - 5619/7

Parking Plan - 5619/500 REV A

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.