
Site Address:	Rhu House, Woodgaston Lane, Hayling Island, PO11 0RL		
Proposal:	Proposed front porch.		
Application No:	APP/21/00846	Expiry Date:	20/09/2021
Applicant:	Mr J Sambles		
Agent:	Mr P Walker	Case Officer:	Denise Sheath
	P Walker MRICS		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a chalet style dwelling at the western end of a private access lane off Woodgaston Lane. It is constructed of cream render beneath a red tiled roof with some quoining detail to the windows. There are pitched roof dormers to the front and rear elevations. The main dwelling has an existing narrow curved link structure from its eastern elevation, joining to a single storey 'annexe'.

2 Planning History

00/59298/005 - Crown reduce a Willow Tree (T31) and 2 Oak Trees (T33 & T35). All 3 trees are in the rear garden of Rhu House, Woodgaston Lane and subject to TPO 567, PERM,12/01/2001
98/59298/003 - Replace boundary fence with decorative wall of same height, WD,19/05/1998
98/59298/004 - Replacement boundary fence (revised application), PERM,19/06/1998
94/59298/000 - Replace single storey side extension (east), 2 storey extension (west), pitched roof to existing link roof extension and dormers to south and north elevations. , PERM,28/10/1994
04/59298/006 - Application to fell a Willow tree subject of TPO 567., PERM,15/12/2004
APP/17/00009 - Extension and alterations to link and annexe incorporating new dormer and enlargement of balcony area., PERM,27/03/2017
APP/17/00026 - Fell 1No. Pine, within Group G1, subject to TPO 1695., REF,09/02/2017

3 Proposal

Proposed front porch.

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

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

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist, Havant Borough Council

The trees are far enough away not to be affected, therefore no objection.

Chichester Harbour Conservancy

Recommendation – No objection, subject to implementation with the specified materials.

Having regard to the submitted site photography and the Policy framework* below, the proposed works, would not be visible from the harbour shoreline and would have no adverse impact on the setting of The Chichester Harbour AONB landscape nor the purposes of its designation.

This is a very secluded location in very wooded/treed surroundings. Only real considerations really are whether the works are sympathetic to the host building.

Whilst a little awkwardly positioned at the end of the elevation, the extension is entirely subordinate to the host dwelling.

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: 2

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) Trees
- (v) Flood Risk

(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 proposal is for the erection of a porch to the front of the main dwellinghouse. The proposed porch will have a width of 2.85m a depth of 3m with a pitched roof with a maximum height of 4.2m, the materials to be used will be face brick work with a tiles roof to match the existing dwellinghouse. The properties within Woodgaston Lane vary in design and materials therefore the proposed porch would not be out of keeping and would be considered acceptable.

7.4 Since the site is relatively remote there is no street scene impact. Overall the scale and design is deemed appropriate to the context of the main building and the rural location, and is therefore considered to be acceptable, meeting the requirements of Policy AL2 of the Allocations Plan and 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

7.5 The separation from adjacent dwellings is considerable, and together with the treed boundaries there would be no detrimental impact on neighbouring residential amenity. Consequently, it is considered that the proposal is unlikely to 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) Trees

7.6 The site has a number of TPO'd trees generally lying to the south of the site down to the foreshore. This proposal is some distance from the nearest tree and would not affect the trees.

(v) Flood Risk

7.7 Part of the application site lays within Flood Zone 3, the dwellinghouse lays just outside of this flood zone area. Notwithstanding this the submitted Flood Risk Assessment indicates that the floor levels will be no lower than existing and flood proofing measures would be incorporated in accordance with 'Improving the flood performance of new buildings' CLG (2007).

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.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00846 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:

Application Form - Received 26 July 2021
Flood Risk Matrix - Received 26 July 2021
Photographs of Property - Received 26 July 2021
Site and Location Plan - Received 26 July 2021
Existing Ground Floor Plan - Received 26 July 2021
Existing Elevations - Received 26 July 2021
Proposed Ground Floor Plan - Received 26 July 2021
Proposed Elevations - Received 26 July 2021
Section Drawing - Received 26 July 2021

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.