
Site Address:	30 Hollow Lane, Hayling Island, PO11 9EX		
Proposal:	Single storey pitched roof extension to the front elevation and single storey concealed flat roof extension to the rear extension. Modifications to existing doors and windows.		
Application No:	APP/16/00854	Expiry Date:	12/10/2016
Applicant:	Mr & Mrs McTigue		
Agent:	Mr Davison	Case Officer:	Tina Pickup
	iDraw Ltd		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a substantial detached two storey dwelling located on the south side of Hollow Lane. It is constructed of dark red brick with some tile hanging at first floor, beneath a fully hipped pantile roof. The dwelling is set back some 15m from the highway with a detached double garage to the front and area of hard standing for the parking of at least 3 cars. The site is level with mature planting, including 2 TPO'd trees at the southern end of the site. To the rear the site currently has a two storey half width extension with single storey conservatory in the remaining half. Boundary treatments comprise 1.8m high close boarded fencing.

The siting of the dwelling is staggered to the adjacent properties and notably No 28 to the west is set further to the south such that its side elevation (single storey with high hipped roof) is close to the boundary and extends deeply into the plot.

The surrounding area is characterised by linear residential development, similarly comprising large dwellings in large plots.

2 Planning History

03/68973/000 - First floor extension to rear (south west) elevation., PERM,21/01/2004
03/68973/001 - The tree is in the back garden of No. 30 Hollow Lane. Beech tree - trim overhanging branches, shading and hazardous overhanging branches., WD,29/01/2004
07/68973/002 - Application to reduce western laterals of a Copper Beech (T2) subject to TPO 1070, to clear suppressed Yew Tree ., PERM,30/04/2007
APP/11/00034 - Crown thin by 30%, crown lift to 5m and crown reduce by 3m to north side, 2m to south side and 3m in height 1No. Beech tree (T1). Crown thin by 30%, crown lift to 5m and crown reduce by 3m to south side, 3m to east side, 4m to north side and 4m in height and remove excess weight to limb on north side 1No. Beech tree (T2). Both subject to TPO 1070. , PERM,28/03/2011

3 Proposal

There are 3 elements to the proposal - a) a single storey front extension with sloping roof replacing the existing porch. This would be 1.5m deep and 8m wide.

b) replacing existing rear conservatory with single storey concealed flat roof extension. This would have the same footprint as the existing conservatory (3.4m deep x 7m wide) and increased height of 3.2m
c) and modifications to existing doors and windows.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

Havant Borough Local Plan (Allocations) July 2014

and Design Guide SPD, 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

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

Summary:

Comment:

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) Impact upon the streetscene
- (iii) Impact upon residential amenity

- (i) Principle of development

The application site is situated within an urban area where further development is

considered acceptable subject to the usual development control criteria.

(ii) Impact upon the streetscene

The proposed front extension is of an appropriate scale and design to compliment the existing dwelling. The proposed materials of this front element would match the existing, ie red brick and tiles, with white UPVC windows. Being set back some 15m from the highway the visual impact of the proposal on the street scene would be minimal and considered compliant with Policy CS16.

(iii) Impact upon residential amenity

The footprint of the proposed rear extension is identical to the existing conservatory and the height increased to 3.2m. Given the separation to the eastern boundary to No 32 (some 4.5m) and the staggered siting, the proposal is not considered to have any material difference on the residential amenity of No 32. The design does result in a flat roofed element and whilst not currently shown as having any access as a sitting out balcony, it is considered necessary to prevent this in the future with a condition as a balcony in this area would be likely to cause overlooking to 32 with resultant loss of privacy. The proposed materials of this rear element would be through coloured render with black aluminium windows - this more contemporary contrasting finish would not be inappropriate to this rear secluded position.

With respect to the revised fenestration, this would include the insertion of Juliet style opening doors at first floor in the rear elevation. These are 'permitted development' and as such the impact of potential overlooking considered acceptable. A first floor window is also being removed from the side east elevation which will reduce overlooking to No 32.

8 Conclusion

The proposed development is considered acceptable and would not have any adverse affect on either the street scene or neighbouring amenity. It is therefore considered compliant with Policy CS16 and the Design Guide SPD and is recommended for permission.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00854

(A) 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 external materials used shall match, in type, colour and texture, those of

the existing building so far as practicable, or as indicated on the submitted forms, unless otherwise agreed by the Local Planning Authority.

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.

- 3 The hereby approved flat roofed element to the rear shall not be used as a balcony or sitting out area.

Reason: To protect the amenity of the occupiers of the adjacent dwelling, having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing Floor Plans, Elevations, Block Plan and Location Plan Drawing No:
16.205.100

Proposed Floor Plans, Elevations, and Block Plan Drawing No: 16.205.101

Reason: - To ensure provision of a satisfactory development.