
Site Address: 29 Webb Lane, Hayling Island, PO11 9JE
Proposal: Erection of open sided porch with canopy over and installation of 2No. first floor windows with tiled canopies to the west elevation.
Application No: APP/16/00825 Expiry Date: 06/10/2016
Applicant: Mr and Mrs Dhillon
Agent: Mrs Grinstead Case Officer: Emma Chisnall
 Your Home Plans Ltd
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

29 Webb Lane is a large detached dwelling located on level ground which is constructed of white render with a red brick surround around the windows and doors. The roof is hipped and is constructed of concrete tiles. There is a moderate amount of amenity space to the front of No 29 which is hard-surfaced for the provision of parking two cars and there is a garage located to the side of the dwelling which provides an additional parking space. The rest of No 29 is surrounded by garden amenity space which is small in size and part filled by a conservatory positioned to the side of No 29. To the rear the dwelling is well screened around the curtilage boundary from high level hedging and trees and timber fencing is also present approximately 1.8m high. To the front the boundary is partly open in order to allow car access however mature high level trees are present along the boundary providing adequate screening.

2 Planning History

APP/16/00824 - Application for Lawful Development Certificate relating to single storey rear extension., PERM,

3 Proposal

Erection of open sided porch with canopy over and installation of 2No. first floor windows with tiled canopies to the west elevation.

4 Policy Considerations

National Planning Policy Framework

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)

Havant Borough Design Guide Dec 2011

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

5 Statutory and Non Statutory Consultations

None

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) Impact upon the character of the area
- (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. In principle the development is considered acceptable subject to planning conditions.

(ii) Impact upon the character of the area

The proposed works to No 29 are considered to be of a sound design which would create an attractive feature to the front of the dwelling. The proposed works are considered to maintain and improve the existing character of No 29 and due to the porch, windows and canopies small size and matching design it is considered they should appear in proportion to the front of the dwelling and improve the overall appearance of No 29, providing a visually acceptable uplift.

Materials are proposed that would matching to that of the existing dwelling which will help the works look in keeping to No 29 and not appear out of place. Therefore the development can be considered acceptable.

(iii) Impact upon residential amenity

The proposal involves the creation of a porch and porch canopy at single storey and two windows at first floor level with matching window canopies. The porch is considered to protect amenity levels between neighbouring dwellings and would not cause any shadowing, shading nor a loss of privacy due to its lack of windows and size and position on No 29. Therefore the development can therefore be considered acceptable.

The two windows proposed to the first floor are considered to not impact the amenity levels of the neighbouring dwelling opposite as there is considered to be an acceptable distance of 20m between No 29 and the opposite dwelling as well as extensive natural screening provided from the trees and high level hedging between the highway and opposite dwelling. Even so, the bathroom window is proposed to be installed with obscure glazing and this will be conditioned as part of the decision to ensure amenity is protected. Therefore the development can be considered acceptable.

8 Conclusion

No 29 Webb Lane has adequate amenity space for the proposed porch and window canopies. The space available should ensure that there is only a minimal loss to the residential amenity of the neighbouring dwelling and a minimal impact to the character of the area. Therefore the proposal is considered to accord with the requirements of the adopted Local Plan (Core Strategy) policy CS16 and can be considered acceptable for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00825 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.
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 bathroom window at first floor level in the front elevation facing Webb Lane shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and 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.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location Map Plan: Drawing No 01
Block Plan Showing Proposed Works: Drawing No 01
Existing and Proposed Ground and First Floor Plan: Drawing No A103
(Revised and submitted via email 30.09.2016)
Existing Elevations Plan: Drawing No A101
Proposed Elevations Plan: Drawing No A102 (Revised and submitted via email 30.09.2016)
Existing and Proposed Roof Plan: Drawing No A104 (Revised and submitted via email 30.09.2016)
Reason: - To ensure provision of a satisfactory development.