
Site Address:	47 Hollow Lane, Hayling Island, PO11 9EX		
Proposal:	Application for non-material changes to Planning Permission APP/15/0087 relating to repositioning the garage by 1.0M further north.		
Application No:	APP/15/00622	Expiry Date:	02/07/2015
Applicant:	Mr J Morley	Team:	Team 2
Agent:		Case Officer:	Tina Pickup
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application relates to a detached chalet style dwelling located on the north side of Hollow Lane. The dwelling is gable fronted, with fairly steep roof pitch and eaves set at approximately 1 1/2 stories; it is white painted render with red tiled roof. The property is set back some 11m from the highway having an enclosed and gated hard surfaced frontage providing parking for vehicles. There is also a drive to the east of the dwelling to a detached garage located behind the rear elevation. This pattern of drive and garage to east is repeated on the adjacent dwellings such that the garage of No 45 to the west provides the shared boundary at the rear of the application site.

No 49 to the east is a similar designed chalet dwelling but has had a 4.6m deep single storey rear extension (07/72437/000 refers) close to the shared boundary which projects approximately 2/3rds the length of the applicants existing garage. A 1.8m high close boarded fence comprises this boundary between dwellings, before becoming a hedge. As a result, the immediate area beyond the rear elevation of the application dwelling is totally enclosed.

2 Planning History

APP/15/00087 - single storey rear extension incorporating attached single garage, following demolition of existing garage Permitted 9/3/15

3 Proposal

This application is submitted seeking a variation to the previously approved scheme to re-site the garage element of the extension 1m further back - this would have the effect of extending the perceived depth of the extension on the eastern boundary with No 49 i.e. it is the same overall length of 9m but this would now extend 1m further into the rear garden.

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)

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: 0 - n/a

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received:

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) Impact of the proposed changes

7.2 Whilst the previously approved extension appeared large on paper, at some 7.5m deep plus further 1.5m to rear of garage, the on site circumstances of the adjacent garages and development meant that there was little impact on neighbours. The relatively low eaves (2.6m) and hipped roof to a maximum height of 4m, meant the original proposal did not overshadow or cause any loss of outlook or privacy to neighbours. No objections were received at that stage.

7.3 The proposed resiting of the garage 1m further back is at the same eaves and ridge height and would simply move the 9m development on the eastern boundary back by 1m. The neighbour at 49 has an extension that projects approximately 2/3rds the length of the applicants existing garage with a 1.8m high close boarded fence beyond - the proposed extension would now be set beyond this by a further metre. Given that the properties have long gardens (some 40m) then this is considered proportionate and not overly dominant to the boundary with No 49. The material difference and additional impact on No 49 is considered minimal. The proposal is considered to comply with Policy CS16 1. (e).

8 Conclusion

The proposed resiting by 1m is considered to have minimal material impact on neighbouring amenity and is therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00622

(A)

(B) subject to the following conditions

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

Proposed Plans & Elevations Rev 20/5/2015

Reason: - To ensure provision of a satisfactory development.