
Site Address:	40 Saltmarsh Lane, Hayling Island, PO11 0JT		
Proposal:	Single storey side extension.		
Application No:	APP/15/01048	Expiry Date:	06/12/2015
Applicant:	Mrs Jennings	Team:	Team 2
Agent:	Mr Critchley	Case Officer:	Bee Crawford
	Martin Critchley, Architect		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a semi-detached bungalow situated on a good sized plot at the end of a cul-de-sac. It has a brown tiled pitched roof with a large flat roofed dormer and elevations of red multibrick. The site is level and open to the front with areas of concrete and shingle with dwarf walls to the eastern and western boundaries. The rear garden is mainly laid to lawn with shrubs and a shed with a 1.8 metre high fence and 3 metre high hedge to the eastern boundary, a hedge to the western boundary and mature shrubs to the rear.
- 1.2 The attached bungalow is to the west, a pair of semi-detached bungalows are to the east, set back from the application site and a wooded area lies to the rear. The area is of low density with a mixture of semi-detached bungalows and two storey dwellings of similar and individual age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a staggered single storey side extension with a total depth of 7.25 metres, a width of 3.2 metres to the front for a depth of 2.89 metres and 5 metres to the rear for a depth of 4.36 metres. It has a pitched roof to an eaves height of 2.4 metres and a minimum ridge height of 4.095 metres to a maximum of 5.095 metres.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS15 (Flood and Coastal Erosion)

CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Langstone Harbour Board

No objection to the proposal.

Southern Water

It appears that the developer is intending to build over a public foul sewer which is crossing the site. Building over a 'public sewer' is not normally permitted by Southern Water. However under certain circumstances building over a sewer may be allowed. The conditions associated with the build over to a sewer are in Southern Water guidance notes which are available at www.southernwater.co.uk. A formal application to build close to the sewer will be required to be submitted by the applicant.

Please note that there is also an S105a sewer within the site

- No excavation, construction works parallel to the sewer within 500mm
- No new soakaways should be located within 5 metres of a public sewer

We request that should this application receive planning approval, the following informative is attached to the consent:

'A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW, (Tel: 0330 303 0119) or www.southernwater.co.uk.'

Due to changes in legislation that came into force on 1 October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or at www.southernwater.co.uk.

NB: Informative recommended.

County Ecologist

Following the submission of photographs of the dwelling, I am happy that on the basis of the photographs I have seen, the site does not appear to offer suitable habitat for legally-protected species. No further ecological survey information is required.

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
- (iii) Effect on neighbouring properties

(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 control criteria.

(ii) Appropriateness of design

7.3 The proposed side extension would be visible from the public realm, however the property is situated at the end of a cul-de-sac and set back from the road by approximately 10 metres. The extension would result in a reasonable increase to the original footprint of the property, although given the size and situation of the site it is judged to be suitable. It is considered that the proposal would not result in an adverse impact on the visual amenity of the locality. The design and appearance of the extension is deemed appropriate in context to the main building and therefore considered to be acceptable, meeting the requirements of policy CS16 of the HBLP (Core Strategy). A flood risk assessment has been submitted as part of the application which covers the requirements of policy CS15 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

7.4 There are no windows in the eastern elevation of the extension and the proposal projects away from the neighbouring property (the nearest point being 1.1 metres and the furthest point 3.8 metres) with good screening to the boundary. The height of the extension is subservient to the main dwelling, the part of the proposal nearest to the eastern boundary has the lower ridge height and it is considered this would lessen any perception of the development being overbearing. Due to the location of the extension it would only be slightly visible from the property at number 41 Saltmarsh Lane and there are no properties to the rear of the site.

7.5 No objections were received regarding the scheme and it is therefore considered that the proposals are unlikely to appear overbearing or lead to overlooking and would have negligible impact on the properties immediately adjacent to the application site, meeting the requirements of policy CS16 of the HBLP (Core Strategy).

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.
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9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01048 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 Compulsary 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Drg No. 1559-101O	Existing ground and first floor plans
Drg No. 1559-201O	Location and block plan
Drg No. 1559-302O	Proposed ground and first floor plans
Drg No. 1559-303O	Existing and proposed roof plans
Drg No. 1559-401A	Existing north and south elevations
Drg No. 1559-402	Existing east and west elevations
Drg No. 1559-403C	Proposed north and south elevations
Drg No. 1559-404C	Proposed east and west elevations

Reason: - To ensure provision of a satisfactory development.