
Site Address:	64 Sinah Lane, Hayling Island, PO11 0HJ		
Proposal:	Erect new single storey front extension and detached carport.		
Application No:	APP/13/00762	Expiry Date:	27/09/2013
Applicant:	Mr & Mrs Walsh	Team:	Team 2
Agent:	Mr Critchley	Case Officer:	Jenna Shore
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site consists of a large detached dwelling with a pitched roof to the rear and protruding front facing gable end. The dwelling is set back from the highway by an in-out driveway. To the north of the site is a footpath and beyond this the highway of Warren Close, a hedge and mature trees form the boundary (the large tree is not subject to a TPO). To the south is a detached dwelling of different design and size.
- 1.2 The streetscene of Sinah Road is relatively inconsistent. Dwellings are of varies sizes or varying designs. Dwellings are however all generally set back from the highway and predominately screened by vegetation. Sinah Lane therefore has a leafy appearance from the streetscene and with large unique dwellings.

2 Planning History

04/62215/002

Single storey rear extension and new pitched roof over existing garage.
Permitted. 13/05/2004

99/62215/001

Two storey front extension, dormers to front, single storey rear extension and conservatory to rear.
Permitted. 20/04/1999

97/62215/000

First floor rear extension to form bedroom and ensuite
Permitted. 17/04/1997

3 Proposal

- 3.1 The application seeks to erect a front single storey extension, the front elevation of the proposal is in line with the front facing gable end. To the north of the dwelling a detached car port is also proposed.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Rights of Way Officer
Awaiting comments
Open Space Society
Awaiting comments
Development Engineer
No adverse comments

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: 14

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) Effect on neighbours
- (iii) Effect on the character of the streetscene and the existing dwelling.

(i) Principle of development

7.2 The application site is located within the defined urban area, consequently development is considered acceptable in principle subject to development control criteria.

(ii) Effect on neighbours

7.3 Both the proposed extension and car port are located to the north of the main dwellinghouse. A footpath and highway provide some separation from the increase in bulk to the nearest neighbour. The proposal is also well screened to this elevation by mature vegetation and a large tree. The proposal is therefore unlikely to be seen by the neighbouring dwelling to the north, the proposal is unlikely to appear overbearing

or result in a loss of light or loss of privacy.

(iii) Effect on the character of the streetscene and the existing dwelling

- 7.4 The main dwelling house is set back from the highway by approximately 12m, the frontage of the dwelling house has an open appearance with vegetation flanking the property to both the north and the south. The dwelling has been developed over time resulting in a mis-match of roof slopes, a pitched roof to the rear, half hip gable end to the front, pitched roof front dormers and a pitched roof garage to the south provide some examples of this. This mis-match almost adds to the appearance of the building in this leafy setting. The additional mono pitched roof slope at a slightly different angle to that of the other additions is therefore unlikely to detract from the character of the dwelling particularly at this distance from the highway. The proposal does not protrude out further than the front facing gable end, and is positioned within a recessed section of the dwelling. The pitched roof car port mirrors the design of the garage to the south, adding some symmetry to the dwelling. The design is thought to be sympathetic to the character of the dwelling.
- 7.5 As noted in paragraph 1.2 the streetscene of Sinah Lane is generally inconsistent with dwellings of different sizes and of varying designs. This proposal does therefore not interrupt a thread of design which may occur if the dwellings appeared uniform in their appearance. The proposal is therefore unlikely to lead to an adverse impact to the character of Sinah Lane.

8 Conclusion

- 8.1 The scale, design and siting of the proposed car port and extension are thought to be sympathetic to the character and appearance of the existing dwelling and the streetscene. The degree of screening to the north limits the extent to which the proposal could appear overbearing or visually intrusive.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00762 subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external materials to be used shall match in type, colour and texture those on the existing building, unless agreed otherwise in writing 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 2012.

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

Location plan drawing number 211 received by the Council 2nd August 2013

Block plan drawing number 212 received by the Council 2nd August 2013

Existing elevations drawing number 0416-413 received by the Council 2nd August 2013

Proposed elevations drawing number 0416-415 received by the Council 2nd August 2013

Proposed elevations (north) drawing number 0416-414 received by the Council 2nd August 2013

Existing and proposed first floor plan drawing number 0416-312A received by the Council 2nd August 2013

Reason: - To ensure provision of a satisfactory development.