
Site Address:	24 Sinah Lane, Hayling Island, PO11 0EY		
Proposal:	Removal and replacement of single storey rear extension. Removal of rear bay window and replacement with patio doors		
Application No:	APP/15/00872	Expiry Date:	30/09/2015
Applicant:	Mr Stewart	Team:	Team 2
Agent:	Mr Murray	Case Officer:	Emma Chisnall
	I J Murray Associates		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

24 Sinah Lane is a medium sized detached property in a full residential area. It has a red rendered face and a white rendered back with wood beams throughout and the house itself is situated in close proximity to the road which maximises the garden space available to the rear of the property.

The properties next to 24 Sinah Lane are set back away from the road and match No 24 in size but not in design as they are mostly made of brick. The ground at No 24 is level and the proposed extension is a logical addition to the back of the property and should not impact on the surrounding area negatively.

2 Planning History

98/57635/002- Application for a two storey side and first floor rear extension- Refused
92/57635/000- Application for a two storey side and first floor rear extension- Permitted

3 Proposal

The request for planning permission at No 24 Sinah Lane is in regards to the removal and replacement of single storey rear extension and the removal of rear bay window and replacement with patio doors. The removal of the rear bay window and replacement with patio doors is within permitted development rights and therefore would not require planning permission.

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 Council Design Guide Dec 2011

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

5 Statutory and Non Statutory Consultations

Langstone Harbour Board

Langstone Harbour Board have considered the application and have no objections to the proposal.

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: 4

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. The proposed extension to the rear of the property is minor, logical and there is adequate space within the area of the garden to accommodate the proposal. The shape and size of the extension will allow the dwelling to fill in a poorly used current space.

(ii) Impact upon the character of the area

The proposed development at No 24 Sinah Lane will be built on the rear of the current dwelling and therefore will not impact the face of the dwelling and the character of the area negatively. There is no evidence of other similar style extensions at the neighbouring properties in Sinah road but as No 24 is set so close to the road there is adequate space to extend at the back and the current proposal would still leave room between the rear of No 24 and the start of the neighbouring properties.

(iii) Impact upon residential amenity

The dwellings opposite at No 19 and 17 would not be impacted by this development and would not suffer any loss to their residential amenity.

The next door dwelling at No 22 who faces the rear/east elevation is set substantially enough away from the boundary of No 24 and would not lose any additional amenity from the proposed extension.

The next door neighbours at 26 who face the west elevation would not be impacted by the proposed extension to the rear of No 24 as the current extension will be replaced as it currently is and then extended away from No 26. No 24 propose installing windows on the slanted roof positioned upwards which means there should be no loss of privacy and they should not create any overlooking or shadowing.

The residents at No 24 are proposing to install a window on the current west elevation wall which the agent has confirmed will be obscured glazed and non opening.

8 **Conclusion**

The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00872

(A)

(B) for the following reasons/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.

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:

Proposed Plans, Elevations and Boundary Plan: A104 V3

Proposed Ground, First Floor and Roof Plan: A103 V3

Reason: - To ensure provision of a satisfactory development.

