
Site Address:	7 Hollow Lane, Hayling Island, PO11 9AA		
Proposal:	Conversion of integral store to habitable accommodation.		
Application No:	APP/16/00488	Expiry Date:	21/07/2016
Applicant:	Mr T Clarke		
Agent:	Mr R Bulbeck	Case Officer:	Tina Pickup
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site lies on the north side of Hollow Lane, at its west end, close to the junction with Beach Road. The property comprises a detached chalet style bungalow that has recently been extended and renovated with gable ends, set within a modest plot. It is the western most property in a line of 3 chalet bungalows. The frontage area has been hardsurfaced with block paving providing parking for 3 or 4 cars. The renovations have implemented APP/14/00491 with a pale grey weatherboarding, render and grey roof tiles. Within the south western corner the property has a garage door which serves a utility room - it is not a parking space.

2 Planning History

APP/14/00491 - First floor extension and alterations including forming raised gables and dormers to front elevation - PERM 03/07/2014 and implemented

3 Proposal

It is now proposed to convert the integral store to habitable accommodation and replace the garage doors with a window with render finish beneath to match the elevations.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary:

Comment:

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 streetscene
- (iii) Impact upon residential amenity
- (iv) Highways and parking

(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.

(ii) Impact upon the streetscene

The proposed change from a single white up and over garage door to a window with render below is considered minimal and visually appropriate to this mixed street scene. The cill height of the proposed window matches the adjacent bay window.

(iii) Impact upon residential amenity

There is considered no impact on adjacent residential amenity resulting from the proposed change.

(iv) Highways and parking

The existing room behind the garage door is a utility room, it is not a garage. Hence there is no change to parking provision at the site which is adequately provided on the frontage block paved area.

8 **Conclusion**

The proposed minor change to the dwelling is considered acceptable and compliant with policy CS16.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00488

(A)

(B) 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.

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

Site Plan & Existing Elevations and Plans Drawing Number 1032/3 Dec 2015
Proposed Elevations and Plans Drawing Number 1032/2 Jan 2016

Reason: - To ensure provision of a satisfactory development.