
Site Address: The Pines, Copse Lane, Hayling Island, PO11 0QB
Proposal: Raising of roof height and extension of roof to sides and rear to create additional first floor living accommodation; single storey rear extension; new front porch.
Application No: APP/15/00462
Applicant: Mrs Takhar
Agent: Mr Curnow
Ward: Hayling East

Expiry Date: 23/06/2015
Team: Team 1
Case Officer: Heather Lealan

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The Pines, is located on the north eastern side of Copse Lane with open countryside to the south west. The site has ample accommodation for a number of cars to the front of the dwelling.
- 1.2 The existing property is a Chalet style detached house set in ample grounds.

2 Planning History

03/69044/000

Erection of a detached single storey structure to the north west of the dwelling house to provide ancillary living accommodation. Refused June 04

09/69044/001

Alterations and additions to existing chalet bungalow to form a full two storey dwelling. Refused Aug 09 then Appeal Dismissed - Refused due to impact on countryside and neighbouring dwellings

09/69044/002

Application for a Lawful Development Certificate relating to the proposed siting of a static caravan on a concrete hard standing. Withdrawn

APP/10/00268

Single storey rear extension. (Revised scheme.) - Permitted

3 Proposal

- 3.1 Raising of roof height and extension of roof to sides and rear to create additional first floor living accommodation; single storey rear extension; new front porch.
- 3.2 The dwelling is already a chalet bungalow through the provision of flat roof dormers. The proposed scheme adds, (amongst other additions as listed in 3.1), roof slopes and a central ridge running east to west.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS12 (Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS16 (High Quality Design)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

Borough Design Guide Supplementary Planning Document

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control

Public sewer within 3m of front and rear extensions - Southern Water to be consulted

Southern Water

Please find attached a plan of the sewer records showing the approximate position of a BAC (Bonded Asbestos Cement) foul sewer within the site. The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised

Please note:

1. No construction works parallel to the sewer within 500mm (in plan).
2. Where within three metres, foundations to be taken down 150mm below the invert level.
3. Sewer to be bridged by PCC lintel to Building Control specifications (where applicable).
4. Replacement work to be carried out in approved material (not PVCu).
5. No internal public manhole.

The works will be subject to approval under The Building Regulations.

Comment - An informative regarding sewers should be added to any planning consent

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: 3

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary:

(a) I am writing in on behalf of NEHRA to say that we have no objections to the above proposed scheme.

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 Character and Appearance of the area
- (iii) Effect on Neighbouring Properties
- (iv) Impact on Sewer

(i) Principle of development

7.2 The property is located within the countryside and is located just outside the coastal zone. The proposal is for extensions to an existing residential property. There is no objection in principle to such proposals subject to normal Development Control considerations.

(ii) Effect on Character and Appearance of the area

7.3 The scheme proposes to provide additional living accommodation within a chalet style roof and a single storey rear extension and front porch. Although large the rear extension would not be readily visible from public vantage points and would remain subservient to the existing building. The roof extension would result in a more attractive chalet style dwelling, than flat roof style of dormers that currently exist. The design still ensures that the ridge is kept low and, as such, it is considered that the current design would overcome the reasons for refusal and appeal dismissal of the previous 2009 scheme for a replacement two storey dwelling. The refused scheme proposed an increase in ridge height of 2.4m whereas the revised scheme subject of this report proposes an increased ridge height of 1.8m. The previously refused proposal would have resulted in a dwelling which would have been overly dominant within the visual amenities of the countryside/streetscene, whereas this revised scheme overcomes these previous concerns. Therefore, it is not considered that the proposal would be harmful to the character and appearance of the area including the nearby AONB and as such the proposal accords with policies CS16 and CS12 of the Core Strategy.

(iii) Effect on Neighbouring Properties

7.4 With regard to the impact on neighbouring properties, the closest properties are Kingfisher House to the north-east and The Orchard to the west.

7.5 Kingfisher House is set back from the application site and there is a tall hedge along the boundary. Given the chalet style nature of the roof extension and the degree of separation from the single storey rear extension it is not considered that the proposal would be unneighbourly.

7.6 The Orchard is sited well forward of the application property and there is considered to be no significant impact on the residential amenities of this property. There are already windows at first floor level within the side elevations and so the windows proposed with the side elevations of the proposal would not introduce or lead to an increased level of overlooking.

(iv) Impact on Sewer

- 7.7 The extension is understood to be within 3m of the line of sewers to the front and rear. An informative is recommended in relation to the proposed works and the line of the sewer.

8 Conclusion

- 8.1 The proposed extensions are considered to have an acceptable impact on the character and appearance of the building and the area. The proposal has a limited and acceptable impact on neighbours residential amenities. Finally the possible impact on the public sewer needs to be considered by the applicant and an informative to alert the applicant of the potential issue has been added.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00462 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:

Location Plan OS Licence No 100035409 received 28 April 2015
Layout Block Plan OS Licence No 100035409 received 28 April 2015
Existing Plans and Elevations drwg.no 7232:14:1 received 28 April 2015
Proposed Plans and Elevations drwg.no 7232:14:1 received 28 April 2015

Reason: - To ensure provision of a satisfactory development.