
Site Address:	35 Fairlight Chalets, Salterns Lane, Hayling Island, PO11 9LQ		
Proposal:	Single storey rear and side extensions.		
Application No:	APP/15/01309	Expiry Date:	18/01/2016
Applicant:	Mrs Bond	Team:	Team 1
Agent:	Mr P Walker	Case Officer:	Karen Wooden
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Fairlight Chalets is a private cul-de-sac, accessed from Salterns Lane, and is principally made up of terraced blocks of modestly sized single storey chalets constructed for holiday use. The application site is an end of terrace chalet of a terrace of three units. The rear amenity space currently measures approximately 4m. The chalet is finished in white painted brickwork walls and brown concrete roof tiles
- 1.2 The units to the south and north of the application site (No's 1 & 34 Fairlight Chalets) have both been extended, as have the majority of other units within the site.

2 Planning History

No relevant planning history

3 Proposal

The proposal is for a single storey flat roof extension measuring 3m in height and extending approx 3m from the rear and 1m to the side of the existing unit.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

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

5 Statutory and Non Statutory Consultations

Arboriculturalist - No comment

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: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary:

Concerns were raised on behalf of the occupier of No. 1 Fairlight Chalets stating that leaving a small gap between No's 1 and 35 Fairlight Chalets would lead to the retention of cold air, leaves and other debris, which would be difficult to remove, this could result in a damp issue, and therefore a discussion was had between the owners and the representative and it was agreed that the proposed extension should be joined to the wall of No. 1 Fairlight Chalets. No other concerns were raised.

At a site meeting attended by myself, the agent and the applicants it was decided that joining the two properties could be problematic due to the fact that the roof of the extension of No. 1 Fairlight Chalets encroached onto the land of 35 Fairlight Chalets. It was suggested that a gap remained but this could be sealed to address the aforementioned concerns.

A subsequent email has been received on behalf of the owner of No. 1 Fairlight Chalets requesting that they would now like the gap to remain to avoid any future issues with the roof.

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

(i) Principle of development

7.2 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

7.3 Fairlight Chalets is a cul-de-sac served by an access road and as such the application site has limited visibility from the public realm. The side extension will be visible to other users of the site but the materials to be used are to match the materials of the existing dwelling, minimising any significant impact upon the streetscene. It is therefore considered that the proposal complies with the criteria of CS16 of the Havant Borough Core Strategy 2011.

(iii) Impact upon residential amenity

7.4 The unit to the north of the proposed site (No. 34) has previously been extended to the rear by approximately 2m and therefore the extension to No. 35 will only extend a further 1m to the rear which will lessen the impact of this extension.

7.5 The unit to the south of the proposed site (No. 1) benefits from a side extension which has been built up to the boundary of No. 35, with part of the roof of this extension encroaching onto the land of the application site. There are two vents on the northern elevation wall of No. 1 (shower room and tumble dryer) and it has been agreed by all parties that a gap shall remain to avoid the need for these vents to be relocated. This will also ensure No. 1 remains as a semi detached property. No. 1 has also benefited from a rear extension which extends approx 2m in part, with the southern part of the extension extending the whole length of the garden. Ensuring the gap remains between the properties lessens the impact on the occupiers of No. 1 Fairlight Chalets to a level that is considered acceptable.

7.6 The property to the west of the application site is No. 14 Salterns Lane, which is a large detached residential dwelling. The rear extension the subject of this application is located approximately 17m to the south east of dwelling and therefore this will not have a significant impact on the occupiers of the dwelling.

7.7 This proposal shows that there are to be no windows to either north or south elevations, and existing fencing and hedging is to be retained.

7.8 It is therefore considered that any impact the extension will have on residential amenity will be considered limited and acceptable and therefore complies with the criteria of policy CS16 of the Havant Borough Core Strategy 2011.

8 Conclusion

8.1 The scale, siting and design of the proposed extension will result in a form of development which is considered in-keeping with the other units within this private development. It is considered that the proposal will not cause significant harm to residential amenity and therefore meets the criteria of policy CS16 of the Havant Borough Core Strategy 2011.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01309 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 Compulsory 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:

OS Location Plan - Received 30.11.15

Site Location Plan - Received 23.11.15

Existing Layout - Received 23.11.15

Proposed Layout - Received 23.11.15

Section Drawing - Received 23.11.15

Existing & Proposed Elevations - Received 23.11.15

Reason: - To ensure provision of a satisfactory development.