
Site Address:	47 Hollow Lane, Hayling Island, PO11 9EX		
Proposal:	Single storey rear extension incorporating attached single garage, following demolition of existing garage.		
Application No:	APP/15/00087	Expiry Date:	19/03/2015
Applicant:	Mr J Morley	Team:	Team 2
Agent:		Case Officer:	Tina Pickup
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application relates to a detached chalet style dwelling located on the north side of Hollow Lane. The dwelling is gable fronted, with fairly steep roof pitch and eaves set at approximately 1 1/2 stories; it is white painted render with red tiled roof. The property is set back some 11m from the highway having an enclosed and gated hard surfaced frontage providing parking for vehicles. There is also a drive to the east of the dwelling to a detached garage located behind the rear elevation. This pattern of drive and garage to east is repeated on the adjacent dwellings such that the garage of No 45 to the west provides the shared boundary at the rear of the application site.

No 49 to the east is a similar designed chalet dwelling but has had a 4.6m deep single storey rear extension (07/72437/000 refers) close to the shared boundary which projects approximately 2/3rds the length of the applicants existing garage. A 1.8m high close boarded fence comprises this boundary between dwellings, before becoming a hedge. As a result, the immediate area beyond the rear elevation of the dwelling is totally enclosed.

2 Planning History

None

3 Proposal

The existing garage would be demolished and replaced with a larger garage linked to a single storey rear extension. The replacement garage would have a length of 9m which represents an additional 2.7m beyond the existing garage; and width of 3.6m. The rear extension to the dwelling would be 7.5m deep with a width of 6m. The extension is designed with an eaves height of 2.6m with a false pitch screening a flat roof behind with two roof lanterns. The ridge height would be 4m high, one roof lantern is shown as 3m x 1.8m and the second 2m x 1.2m. These roof lanterns would provide natural light to the rooms below, avoiding the need for side windows, which are both blank elevations.

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)

and The Borough Design Guide SPD, Dec 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - Highways - [no adverse 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: 6

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

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

As a rear extension the only element of the proposal that will be visible from the street scene is a the replaced garage to the side of the dwelling. This is still set back behind

the original dwelling and suitably subservient and considered visually appropriate, in accordance with Policy CS16 1. (c) and the Borough Design Guide on side extensions.

(iii) Impact upon residential amenity

Whilst the extension proposed appears large on paper, at some 7.5m deep plus further 1.5m to rear of garage, the on site circumstances of the adjacent garages and development means that there would be minimal impact to neighbours. The proposed extension infills an existing screened patio area and would not project further than the garage to the west (No 45) and only 2.2m further than the existing garage on site. With relatively low eaves (2.6m) and hipped roof to a maximum height of 4m, the proposal will not overshadow or cause any loss of outlook or privacy to neighbours. The proposal is considered to comply with Policy CS16 1. (e).

(iv) Highways and parking

The proposal does not affect the number of bedrooms and the ample forecourt parking remains available aswell as providing a replacement garage of larger dimensions more appropriate to modern vehicles. There is therefore no highway objection to the proposal.

8 Conclusion

The proposed extension is considered acceptable and would not adversely affect the amenities of adjacent residents. It is therefore recommended to grant permission.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00087

(B) 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:

1:1250 Location Plan

1:200 Block Plan

Existing Elevations

Proposed Elevations

Reason: - To ensure provision of a satisfactory development.