
Site Address:	72 Rails Lane, Hayling Island, PO11 9LP		
Proposal:	Retrospective planning for a single storey extension/conservatory/loft conversion and garage conversion.		
Application No:	APP/15/00494	Expiry Date:	01/07/2015
Applicant:	Ms Straw	Team:	Team 1
Agent:	Mr P Walker	Case Officer:	Daniel Gender-Sherry
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

No.72 Rails Lane is a bungalow, sandwiched between the rear (east) of No.74 Rails Lane and the rear (west) of Nos.5-9 Blackthorne Road.

There are mature trees along the eastern boundary, and also along the north and north-western boundaries; affording a good level of natural screening from nearby neighbours.

Access to this property is via a single driveway running to the south of No.74 Rails Lane.

It is worth noting that this dwelling sits centrally within its plot.

The works subject of this application already exist, and as such are visible when viewing the dwelling either from the ground or using electronic software such as Google Maps.

2 Planning History

23865/1 - Outline permission for the erection of one bungalow
23865/2 - Reserved matters permission of the erection of one bungalow

3 Proposal

This application seeks retrospective planning permission for a single storey side extension, a conservatory to the rear, a loft conversion and a garage conversion.

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

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

5 Statutory and Non Statutory Consultations

None relevant

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: 20

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 streetscene
- (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.

(ii) Impact upon the streetscene

Due to the positioning of this dwelling, none of the development in question is visible from the public domain. Also, consideration is given to the fact that these works already exist and therefore do not cause significant harm to the streetscene by virtue of the Council having received no complaints, or objections; at the time of construction (several years ago) or during the life of this application.

(iii) Impact upon residential amenity

Due to the level of natural screening surrounding the site it is considered that there is no significant harm to the neighbours to the east, for their views of the works are largely obscured.

It is considered that the only potential harm could have originated from the addition of the dormers, for they afford the occupiers of No.72 views into the southern neighbouring gardens that did not exist prior. However, some 25 metres separates these dormers and the southern dwellings which is considered to be acceptable, resulting in limited harm as a result.

The conversion of the garage into living accommodation is considered to have no discernible impact upon any of the neighbours.

This leaves the single storey side extension which is considered to have no significant impact upon the closest neighbour (No.80 Rails Lane), in part because of the mature level of natural screening along the shared boundary, but primarily because of its single storey nature and the 1.5 metre gap between it and the boundary.

8 Conclusion

It is considered that the additions this application seeks retrospective permission cause no significant harm to any of the neighbouring dwellings and as such, permission should be granted.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00494 subject to the following conditions

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

Proposed Loft Conversion, received by the Council 2nd June 2015
Proposed Single Storey extension, ref: 72 Elevations
Proposed Single Storey extension, ref:72 Plans

Reason: - To ensure provision of a satisfactory development.