
Site Address:	25 Brights Lane, Hayling Island, PO11 0JX		
Proposal:	Two storey side extension to create 1No. 3 bed semi-detached house with associated parking and to provide additional living accommodation to existing dwelling (revision to approved application APP/14/00679 to show a single storey rear addition to the family/kitchen area).		
Application No:	APP/14/01061	Expiry Date:	15/12/2014
Applicant:	Mr Bailey	Team:	Team 2
Agent:	Mr P Walker	Case Officer:	Tina Pickup
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in Brights Lane, Hayling Island. It comprises a two-storey detached property of brick and tile construction with a pitched roof. There is a lean to conservatory attached to the side elevation and a detached garage adjacent to the east elevation of the dwelling. The rear elevation features two flat roof, two-storey extensions. The rear garden is laid to lawn and enclosed by a 2m high boundary wall.

2 Planning History

APP/14/00398

Two storey side extension to create 1No. 3 bed semi-detached house with associated parking. Withdrawn following officer concerns over design and impact on No. 25.

APP/14/00679

Two storey side extension to create 1No. 3 bed semi-detached house with associated parking to provide additional living accommodation to existing dwelling. (Revised Application). Permitted 22/08/2014

3 Proposal

This is a further revised application seeking the same basic extension enabling the additional dwelling as already approved under APP/14/00679 but with the addition of a single storey rear extension to provide an enlarged ground floor.

The extension would be located on the east / side elevation of the dwelling and would involve the removal of the existing detached garage. It would be located 1.4m from the shared boundary with No. 27 and would have a two storey depth of 11.4m as previously approved with now proposed additional 3.6m single storey element. The main two storey side extension would have a pitched hipped roof and the rear single storey addition would have a shallow sloping roof. The extension would form a separate unit of accommodation and the back garden would be subdivided along its depth to provide a private rear amenity space. The entrance door would be located on the east elevation of the extension. There would be two parking spaces provided on site for the new dwelling.

The proposal would also comprise a rear extension to the existing No. 25. This would be two storey and would sit alongside part of the new side extension which would extend past the existing rear building line. It would include a pitched roof and would encompass one of the existing flat roof extensions. The lean to conservatory would be removed and

the space would be used for on site parking for up to 4 cars serving the occupiers of the existing property.

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)

DM24 (Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)

Residential Parking and Cycle Provision SPD, March 2010

The Borough Design Guide SPD, Dec 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control, (Fire Access Consultation)

Development Engineer - [The Highway Authority has no objection to this planning application but suggest that the Planning Authority condition the dwelling to provide and maintain two parking spaces and cycle facilities to meet the HBC Parking Standards. The two parking spaces will need a dropped kerb](#)

Waste Services Manager - no issues

Natural England Government Team -

This application is within close proximity to the Langstone Harbour Site of Special Scientific Interest (SSSI). This site is also part of the Solent Maritime Special Area of Conservation (SAC), the Chichester and Langstone Harbours Special Protection Area (SPA) and Chichester and Langstone Harbours Ramsar Site which is a wetland of international importance under the Ramsar Convention.

Natura 2000 site – No Objection Subject to Advice

Solent Recreation Mitigation Partnership

This application is within 5.6km of the Chichester and Langstone Harbour SPA and will lead to a net increase in residential accommodation. Natural England is aware that Havant Borough council has recently adopted a Supplementary Planning Document (SPD) or planning policy to mitigate against adverse effects from recreational disturbance on the Solent SPA sites, as agreed by the Solent Recreation Mitigation Partnership (SRMP)

Provided that the applicant is complying with the SPD or policy, Natural England are satisfied that the applicant has mitigated against the potential adverse effects of the development on the integrity of the European site(s), and has no objection to this aspect of the application.

Protected species

You should apply our Standing Advice to this application as it is a material consideration

Crime Prevention -Minor Apps - no comments to make

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: 7

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary: concerned for extra parking of 4 vehicles; opposite site is a small lane where there could be up to 8 vehicles emerging on blind lane; property will be overlooked leaving little privacy; nursery school at end of road with very little room for parents & staff to park - yellow lines ignored; concerned for children's safety; a four bedroom and 3 bedroom semi is not necessary

Comment: principle of the extension and creation of an additional dwelling has already been permitted with associated additional vehicle movements in this location.

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) Appropriateness of the design and effect on the character of the area
- (iii) Impact on the neighbouring properties
- (iv) Highway considerations
- (v) Developer Contributions

(i) Principle of development

7.2 The site is located in a defined urban area whereby development is considered to be acceptable in principle subject to other development control considerations.

(ii) Appropriateness of the design and effect on the character of the area

7.3 With regards to the side extension to form a new dwelling, the extension would be subservient in terms of width and would be set back by 2.1m. Whilst the roof would extend out at the same ridge height as the existing roof, the fact that the extension would be set back, would assist in making the extension appear more subservient from the view of the streetscene. The fenestration would match that of the existing dwelling in terms of style and matching materials would be used. The additional single storey rear element proposed with this application would be of an appropriate modest design having an eaves height of 2.4m and shallow sloping roof, all in matching materials.

7.4 The extension to the rear of the existing dwelling is considered to be in keeping with the main property and would replace the unattractive flat roof extension with a pitched roof version which would be more sympathetic.

7.5 The newly created plot would be fairly narrow in width however, its depth would be comparable to that of surrounding plots and would also allow for the existing dwelling to

still retain a large rear garden. Overall it would not have an adverse impact on the character of the area.

(iii) Impact on the neighbouring properties

- 7.6 No 27 is a larger dwelling having a long two storey rear projection with single storey side lean to store the whole length of the property which sits close to the shared boundary. There are two side windows in the single storey element and one small first floor window, possibly a bathroom or landing. The original two storey element of the proposed side extension to No 25 did not impede past either the front or rear building line. The proposed 3.6m depth single storey rear addition would now mean the footprint of the proposed extension would align with the rear facade of No 27 adjacent. Since it does not go beyond, the impact remains minimal to the occupiers of No 27. There are side windows proposed in the side extension, and side windows in the lean to store of 27, but at ground floor level only, adequate boundary screening would prevent overlooking between these two dwellings. Currently the boundary is provided by a post and wire fence, and the garage which would be demolished, so would need improving to secure privacy.
- 7.7 With respect to the impact on No 25 itself the two storey element already approved does not exceed the 45 degree line of sight to the extended 25. However the proposed single storey addition of 3.6m would exceed the 45 degree line of sight advocated in the Borough Design Guide. However, regard must be had to the precise design and orientation. The ground floor room that would be affected by the proposal is a 'family room' having large bi-fold doors which would maximise light to the room. The orientation is north-west facing, such that these doors and any sitting out/patio area outside these bi-fold doors would receive late evening sun. The design of the single storey extension proposed also has a low eaves, 2.4m, with shallow pitch such that the highest part would be 3.4m. Considering a 2m high boundary fence could be erected then the impact of the proposed extension relates to just the triangle above the fence line - in this instance this would be a very modest amount and have a very marginal additional impact, in terms of overshadowing and outlook, on the occupiers of No 25, insufficient to justify a reason for refusal.
- 7.8 The letter of objection comes from the occupier of The Walnuts opposite - any overlooking of this property would be across the public highway and above a high close boarded fence and evergreen hedge. In such a built up residential area where views across dwellings is the norm, then the additional overlooking resulting from the windows in the front elevation of extensions at No 25 (which have already been permitted) is considered marginal and not harmful to amenity.

(iv) Highway considerations

- 7.9 The new dwelling is able to provide two on site parking spaces which would meet the Council's adopted parking standards. The existing dwelling would require a further three spaces on site. There is a proposal for these to be located in place of the demolished lean to conservatory at the side / west of the dwelling. A new dropped kerb would be created to provide access. The provision of these spaces would need to be covered by a planning condition to ensure they were provided prior to the occupation of the new dwelling.

(v) Developer Contributions _

- 7.10 The proposal would result in new residential development and its enlarged footprint would trigger a higher Community Infrastructure Levy than previously agreed under APP/14/00679. The new floor space generates a CEIL contribution of £11,632.00 and the applicants have completed the necessary Assumption of Liability form accepting this

amount. Being a new dwelling, it is also required to make a contribution towards the Solent Disturbance Mitigation Project in order to comply with Policy DM24 of the Allocations Plan and Natural England's consultee response. This contribution was paid in the form of a one off payment under the previous application APP/14/00679. Since this application is by the same applicant on the same site and is such that only one of the permissions could ever be implemented, then there is no need to make a second payment. However it is necessary to ensure the payment received is correctly logged administratively to whichever permission is implemented in the future - and a condition is recommended to enable this to happen. The payment of the appropriate SDMP contribution is sufficient for the application to meet the requirements of the policy and Natural England's advice in this respect.

8 **Conclusion**

The principle of this development has previously been permitted under APP/14/00679 and this application seeks an additional ground floor extension. On balance this is considered acceptable and the application recommended for permission, subject to the necessary CIL contributions.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01061

(A)

(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 on both the rear and side extensions 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 shall not be brought into use until a minimum of two parking spaces have been provided within the curtilage of the new dwelling and three parking spaces provided within the curtilage of the existing dwelling and thereafter all of those spaces kept available for such purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A and E of the General Permitted Development Order, as

amended, shall be erected within the curtilage of the new dwelling approved by this permission without the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenities of the neighbouring properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows or other openings shall be constructed in the west side elevation of the new dwelling hereby approved at first floor level or above, without the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 At least 14 days prior to the commencement of development, written notification shall be provided to the Local Planning Authority that this permission is being implemented. Upon such notification the Local Planning Authority will ensure the SDMP payment previously made under APP/14/00679, subject of Policy DM24, is correctly logged to this permission if implemented in lieu of APP/14/00679.

Reason: To enable full compliance with Policy DM24 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework 2012.

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

Site/location plan
Existing ground floor
Existing first floor
Existing elevations
Proposed ground and first floor
Proposed elevations
Cross section

Reason: - To ensure provision of a satisfactory development.