
Site Address:	26 Fishery Lane, Hayling Island, PO11 9NP		
Proposal:	Part two storey and part single storey rear extension and new detached garage, with access from Marshall Road.		
Application No:	APP/15/00513	Expiry Date:	07/07/2015
Applicant:	Ms Horn	Team:	Team 1
Agent:	Mr Walker	Case Officer:	Stephen Andrews
	Island Design		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

26 Fishery Lane is a two storey semi-detached dwelling of brick and render construction with hipped slate roof located on the corner of Fishery Lane and Marshall Road. There is a single storey addition to the rear of the dwelling. The property has a large rear garden with vehicular access from Marshall Road at the bottom of the rear garden.

Fishery Lane is a residential road in the south of Haying Island. The road contains a variety of dwelling types including detached, semi-detached and flatted accommodation and also has a convenience store on the opposite corner of Fishery Lane and Marshall Road.

2 Planning History

None

3 Proposal

Planning permission is sought for a part two storey, part single storey rear extension. The two rear extensions would extend across the rear of the existing dwelling.

The single storey rear addition would be set some 0.1m in from the shared boundary with 24 Fishery Lane and would measure 3.3m in width, 3.5m in depth, 2.6m to eaves height and 3.5m to ridge height (pitched roof).

The two storey rear extension, which links into the single storey addition, would be sited 3.5m in from the shared boundary with 24 and measures 4.2m in width, 3.5m in depth, 5.1m to eaves height and 6.7m to ridge height (some 0.5m below the ridge line of the host dwelling). The two storey extension would have a hipped slate roof.

The development includes a single storey detached garage to the far end of the rear garden, along with a hardstanding area for approximately two cars. The garage and parking area would be accessed from the existing access point on to Marshall Road. The detached garage would measure 6.5m in depth, 7m in width, 2.5m to eaves height and 4.1m to ridge height. The garage would have a pitched roof.

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

Development Engineer - Highways - No objection

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: 13

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

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 on the character and appearance of the area
- (iii) Impact on neighbour amenity
- (iv) Parking and highway safety

- (i) Principle of development

The site is within the urban area of Hayling Island where development is acceptable in principle subject to meeting the detailed considerations below.

- (ii) Impact on the character and appearance of the area

The proposed rear additions have been designed to reflect the built form of the existing dwelling, whilst having regard to neighbour amenity also. Both the two storey and single storey rear extensions are suitably subservient to the host dwelling and accord with the advice of the Borough Design Guide SPD and the relevant criteria of Policy CS16 of the Havant Borough Core Strategy 2011.

The depth of rear garden allows for the somewhat large detached garage and new

parking area, without appearing as an overdevelopment of the site. This part of the development also utilises the existing access and therefore is appropriately located within the site.

Overall the design of the proposal reflects the built form of the site and that found within the immediate area. Good spacing is maintained and the new development is informed by the existing built form and infrastructure within and around the site boundaries.

It is therefore considered that the development is appropriate to and in keeping with the prevailing character and appearance of the area and as such accords with the relevant criteria of Policy CS16 of the Havant Borough Core Strategy 2011 and the principles of the Borough Design Guide SPD .

(iii) Impact on neighbour amenity

The nearest neighbours to the site are the adjoining semi-detached dwelling of 24 Fishery Lane, 4 Marshall Road, to the south of the site and the convenience store located on the opposite corner of Fishery Lane and Marshall Road.

In respect of 24 Fishery Lane the depth and height of the single storey rear addition is within accepted tolerances and as such would not result in unacceptable harm to neighbour amenity by way of overbearing effect, overshadowing or loss of outlook. This is further aided by the south facing rear aspect of the dwellings and large rear gardens. Allowing for plenty of natural light and sense of openness.

The two storey rear addition would be set some 3.5m in from the shared boundary with 24 and as such would not encroach within the 45 degree line, when assessing loss of light, overshadowing and overbearing effect.

It is noted that there is a first floor window in the western flank elevation of the extension, serving a landing (shown to be obscure glazed). Subject to a condition requiring the window to remain obscurely glazed with opening above 1.7m at finished first floor level it is not considered that the development would allow for unacceptable levels of overlooking. As such it is contended that the proposal would not be unacceptably harmful to the residential amenities of this neighbour.

The detached garage would be located some 13.5m from the flank wall of 4 Marshall Road, whilst the rear extensions would be located some 35m away. It is considered that the separation distances between the development and this neighbour ensures that the proposal would not be prejudicial to the residential amenities of this neighbour.

The convenience store on the opposite corner is some 14m from the rear two storey extension. Whilst there may be residential use above the store the separation distance and absence of first floor windows in the flank elevation of the extension ensures that neighbour amenity is protected.

It is therefore considered that the development as proposed would not be unacceptably harmful to neighbour amenity because due consideration has been given to the built relationship the development would have with immediate neighbours. Further there is good separation distances and boundary screening around the site. the development therefore accords with the relevant criteria of Policy CS16 of the Havant Borough Core Strategy 2011

(iv) Parking and highway safety

The proposal makes adequate on-site provision for the parking of cars in accordance with the Council's adopted parking standards. Further the utilisation of the existing access would be appropriate and is not considered to increase risk to highway safety.

8 Conclusion

The development as proposed is considered to be appropriate within the context of the immediate area and would not result in harm to character, neighbour amenity or highway safety. The application is therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to
GRANT PERMISSION for application APP/15/00513

(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 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 first floor window in the western elevation of the two storey rear extension, hereby approved, shall at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4, with top opening only a minimum of 1.7m above finished first floor level.

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.
- 4 The detached garage, hereby permitted, shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation or for business purposes.
Reason: To ensure neighbour amenity and the character of the area is protected and to accord with policy CS16 of the Havant Borough Local Plan

(Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Site/Location Plan - 1:1250 and 1:500 date stamped 13 May 2015

Proposed Rear Addition Plan - 1:100 date stamped 13 May 2015

Proposed Ground Floor Plan - 1:50 date stamped 13 May 2015

Proposed First Floor Plan - 1:50 date stamped 13 May 2015

Proposed Section Drawing for single storey extension - 1:50 date stamped 13 May 2015

Proposed Section Drawing for two storey extension - 1:50 date stamped 13 May 2015

Proposed New Garage Plan, Elevations and Section - 1:50 and 1:100 date stamped 13 May 2015

Reason: - To ensure provision of a satisfactory development.