
Site Address:	1 Lyndhurst Close, Hayling Island, PO11 9HB		
Proposal:	Single storey side extensions; new conservatory to the rear.		
Application No:	APP/14/00553	Expiry Date:	18/07/2014
Applicant:	Mr Randall	Team:	Team 2
Agent:	Mr P Walker	Case Officer:	Tina Pickup
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

Lyndhurst Close is a small cul-de-sac of predominately semi-detached modest bungalows, all having gable ends and open plan frontages. No. 1 is located at the northern end of the cul-de-sac, on the west side of Lyndhurst Close and comprises a detached bungalow with front gable bay. It has an existing detached, flat roofed garage close to its southern boundary with No. 2, which in turn sits adjacent the garage of No. 2 which has in the past been linked to the main bungalow of No. 2. The main garden area of the application site sits to the north, i.e. side, with a 5' brick wall providing the frontage boundary, approximately aligned with the front facade with an open grass verge to the highway, retaining the 'open plan' character of the plot. The side and rear boundaries are 2m close boarded fences and the site is relatively level, but raised slightly from the highway.

2 Planning History

None

3 Proposal

The proposal involves 2 elements:

1. Providing a link between the existing detached garage with a forward extension of the garage, by 4.2m, and widening the rear of the garage to align with the new link - this is designed with a pitched roof having eaves to match the original bungalow and ridge sitting well below the main ridge at 4.5m - the side garage extension is flat roofed to match the existing.

and 2. The construction of a 4m wide by 4.3m deep conservatory on the side, north elevation. This would have a brick plinth with glazed elevations and pitched roof, having a height of 3.6m.

4 Policy Considerations

National Policies
NPPF

Core Strategies 2011 forming part of the HBLDF

CS16	(High Quality Design)
DM10	(Pollution)
DM13	(Car and Cycle Parking on Residential 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 - not received

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: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary: if garage extended then should be used to house vehicles, not as a workshop as existing garage; Lyndhurst Close relatively narrow and parked vehicles on road block access; proposed conservatory to side could

Comment: use of garage can be conditioned, see para 7.7 below

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 design and development of plot
- (iii) Impact on residential amenity
- (iv) Parking

- (i) Principle of development

7.2 The site lies within an urban area where the principle of development is acceptable, subject to detailed development control criteria.

- (ii) Appropriateness of design and development of plot

7.3 Both the proposed extensions are suitably subservient to the original bungalow and relatively modest and appropriate in scale. Other properties in the road have already linked the original detached garages to the dwellings. The forward

extension of the garage with a flat roof, in this instance, is visually appropriate to both the existing and others in the area. The application plot is not large, and the conservatory will utilise a significant proportion of the useable private garden area. However, there will remain gardens area to both the rear and side, which, whilst not being in one 'chunk' do provide overall a sufficient area of garden, commensurate with the fact this is only a small 2 bed bungalow.

(iii) Impact on residential amenity

- 7.4 The proposed forward garage extension is close to the common boundary with No.2 - it has a flat roof of height 2.6m. No. 2 has a flat roofed porch/link to their garage with windows facing the application site. A 1.2m fence is currently on this boundary. The proposal would mean the outlook from No 2's front door/porch would be to a blank 2.6m high wall. The orientation would not result in additional direct overshadowing, albeit indirect light to the side of the neighbouring property would be somewhat reduced. The proposal would actually afford a greater degree of privacy between the two properties.
- 7.5 The proposed garage link is separated by the width of the drive and would have no impact on the occupiers of No. 2 adjacent. A high level window is proposed in the gable end facing No. 2, to light the existing loft space. To protect future privacy if this loft space should ever be converted to accommodation, then this window should be both obscure glazed and shut - which is how it is annotated on the submitted plans and can be conditions as such (national Permitted Development rights allow for obscure glazed, fixed windows in the side elevation).
- 7.5 The side conservatory comes to within 1.2m of the northern boundary with No. 1A where an existing 2m close boarded fence provides adequate screening. No. 1A has its garage close to this boundary which provides further screening and buffering between private rear gardens.
- 7.6 The neighbour opposite has commented that the frontage wall should remain to prevent an outlook from the proposed conservatory across to her property. The plans do show this frontage wall for retention, and it is agreed that its retention would be appropriate to both protect residential amenity and to maintain the character of the road.

(iv) Parking

7.7 As a 2 bed property 2 on site car parking spaces are required to meet current standards. After the forward extension of the garage, the drive would be reduced in length, but would still be 9.5m long providing ample space for 2 vehicles. Therefore it would not be necessary to condition the retention of the garage for the parking of a vehicle. However, in light of the neighbours concerns about the use of the garage as a workshop, whilst an element of private workshop use may be incidental / ancillary to the domestic use it would be appropriate to condition it for private uses incidental to the dwelling house and not any business or commercial use.

8 Conclusion

- 8.1 The proposed extensions are considered appropriate in design and scale and would not have any detrimental affect on neighbouring residential amenity. therefore the proposal is recommended for permission.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00553 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 window at 1st floor level in the southern elevation of the dwelling shall be permanently fixed and unopenable and permanently fitted 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.
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 garage hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for any business, commercial or industrial purposes whatsoever.
Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012..
- 5 The existing front boundary wall enclosing the private garden to the north of the bungalow, shall be retained in perpetuity its current form as a 1.8m high brick wall in accordance with the plans hereby approved.
Reason: To safeguard the neighbouring residential amenities and the open plan character of the street, having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 6 The development hereby permitted shall be carried out in accordance with the following approved plans:

1:1250 location plan
Elevations as Existing Drawing No. 1/3
Proposed Alterations and Extensions Drawing No. 1
Proposed Alterations and Extensions Drawing No. 2

Reason: - To ensure provision of a satisfactory development.