
Site Address:	13 Salterns Lane, Hayling Island, PO11 9PH		
Proposal:	Construction of garden room following removal of existing conservatory.		
Application No:	APP/14/00749	Expiry Date:	22/09/2014
Applicant:	Mrs Penfold	Team:	Team 1
Agent:		Case Officer:	Penny Ware
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

1.1 The site lies in an urban area as identified by the Havant Borough Local Plan (Core Strategy) on the south east side of Hayling Island. Residential in nature, Salterns Lane is verdant in character with many of the dwellings, particularly to this stretch of the road set back from the road edge and having good mature soft landscaping to the front boundaries, affording good screening from the street scene.

1.2 The property is a large detached two storey property finished with cream painted render and a terracotta tiled roof and benefits from single storey extensions to the front (south) and side (east) elevations forming an annexe to the property, previously permitted in 2000. A Hardstanding with parking for 2 vehicles exists to the front of the property, together with a detached single garage, which, set at right angles to the road and behind mature and existing trees effectively screens the property from the street scene. The side (north) elevation of the garage forms the backdrop of the securely screened front garden, with timber fencing and a pedestrian gate filling the gap between the garage and the annexe to the property. High quality 1.8 metre in height close boarded fencing exists to the west (side) boundary of the property, and the existing conservatory nestles within the front south east corner of the property adjacent to the annexe which has direct access to the garden from the inner west elevation.

2 Planning History

None relevant to this application.

3 Proposal

3.1 The application is for the construction of a garden room following removal of the existing conservatory.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

Havant Borough Design Guide (Supplementary Planning Document) 2011

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

5 Statutory and Non Statutory Consultations

Hampshire Biodiversity Information Centre

A pipistrelle roost has been identified within 50m of the site.

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: 5

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) Appropriateness of Design
- (iii) Effect on Neighbouring properties
- (iv) Ecology
- (v) Floodrisk

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable subject to development control criteria.

(ii) Appropriateness of design

7.3 The proposed garden room is modest in size and scale utilising the existing footprint and low level wall of the conservatory existing. The design of the structure reflects its proposed use and complements the external appearance of the property, with cream painted render to the walls, and a shallow hipped roof of terracotta tiles, with a central glazed atrium in white upvc. The windows proposed are of a similar scale and design to those existing to the main dwellinghouse and of the same materials. Subservient in

both design and size to that of the main house, the proposal is considered acceptable and meets the requirements of the Local Plan and the guidance within the Borough Design Guide.

(iii) Effect on Neighbouring properties

- 7.4 The garden room proposed is small in size and scale and sited to the front of the property, within the south west corner of the property. The enclosed courtyard style garden to the front of the property is screened effectively to the side (east) and front (south) boundaries by the existing annexe to the property (to the south east corner) and the detached garage to the south west corner, and set at right angles to the entrance to the site. Fencing existing which closes the gap between these two elements provides a secure and well screened front garden. High quality close boarded timber fencing to a height of 1.8 metres, together with mature trees and shrubs to the side (west) boundary provide effective screening to the majority of the garden room. A driveway exists to the west of the property, providing access to 4 individual detached properties (11a, 11b, 11c and 11d Salterns Lane) but these properties are all set back further than the front elevation of the application site with a distance existing between the side elevation of No 11A Salterns Lane and the application site being in excess of 13 metres. As such the proposal is not considered to have any detrimental impact on the amenity of the occupiers of adjoining properties.

(iv) Ecology

- 7.5 HBIC have indicated there to be a pipistrelle bat roost within 50 metres of the site. Given the scale and nature of this development it is considered that there would be no significant impact on bats.

(v) Floodrisk

- 7.6 The site is identified as falling within Floodzone 2. As a result the owner has incorporated floodrisk resilience measures within the planning application proposal. These measures are considered acceptable.

8 Conclusion

- 8.1 The scale, position and design of the garden room proposed satisfies the requirements of Policy CS16 of the Local Plan and the guidance set out in the Borough Design Guide, and is considered to be of appropriate design and scale to its context and would not materially harm the outlook or quiet amenity of the occupiers of the adjacent residential properties. As such it is considered to be an acceptable and appropriate form of development. Planning Permission is therefore recommended.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00749

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 ordnance site location plan received 28 July 2014

1:500 block plan received 28 July 2014

Existing elevations, ground floor plan and roof plan(Revision R1) received 28 July 2014

Proposed elevations, ground floor plan, and roof plan (Revision R1) received 28 July 2014

Proposed flood risk resilience measures proposed received 1 Sept 2014

Reason: - To ensure provision of a satisfactory development.