
Site Address:	3 Bacon Lane, Hayling Island, PO11 0DN		
Proposal:	Demolish existing garage, erect single storey side/rear extension.		
Application No:	APP/14/00859	Expiry Date:	14/10/2014
Applicant:	Mr & Mrs Truick	Team:	Team 2
Agent:	Mr Critchley	Case Officer:	Heather Lealan
	Martin Critchley, Architect		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located in Bacon Lane in Hayling Island. The road contains a variety of dwelling types and sizes but most are detached and fairly large in scale. There are several mature trees located along the road which gives the road a certain character.

No. 3 is located towards the entrance of the road, leading off from Manor Road. It comprises a detached, two-storey cottage style property with a pitched roof and barn hip corners. There is a central projecting gable section and two pitched roof dormer windows either side of this. There is a tall chimney on the west elevation. On the rear of the property there is a large dormer window with four glazed sections and a small pitched roof over each section. There is a double width, detached garage located at the side/rear of the west elevation. There is an open area to the front of the property which includes a grassed section and a driveway leading to the garage. The boundary with the highway is marked by a low brick wall and there is a screen of mature planting. The side/front boundaries with either neighbouring property is marked by a 1.8m high wooden fence. The rear garden is mainly laid to lawn and also enclosed by a 1.8m high fence.

2 Planning History

APP/13/01137

Demolition of existing garage and erection of two-storey extension. Withdrawn.

APP/14/00079

Demolition of existing garage and erection of two storey side extension. (Revised Application).- Refused for the following reasons;

- 1. The proposal would result in development at a 2-storey height across virtually the whole width of the plot, resulting in a loss of space about the building to the detriment of the visual amenities and spatial characteristics of the streetscene. By reason of its bulk and height would have an adverse impact on the visual character of the original dwelling and be an incongruous feature within the streetscene to the detriment of the visual amenities of the area. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.*
- 2. The proposal by reason of its size and location close to the boundary and side windows at No. 5 Bacon Lane, would be in an intrusive and overbearing form of*

development, detrimental to the outlook and amenities of the occupier of this property. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Both these reasons for refusal were upheld by the Inspector at the subsequent planning appeal.

3 Proposal

Demolition of existing garage and erect single storey side/rear extension. This application has been submitted in an attempt to overcome the previous reasons for refusal of APP/14/00079.

4 Policy Considerations

National Policies
NPPF

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

Local Plan (Allocations), 2014
AL1 - Sustainable Development

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

5 Statutory and Non Statutory Consultations

None.

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: 0

Statutory advertisement: Not applicable.

Number of representations received: 3

All three letters of representation were in support of the proposal in terms of visual appearance and impact on the streetscene.

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 impact on the streetscene
- (iii) Impact on the neighbouring properties

(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 impact on the streetscene

7.3 For side extensions such as the proposal, there is adopted supplementary planning guidance in the form of the Borough Design Guide. This advises that it is important that the extension remains subservient to the main building, so it can be read which part of the building is the original and which is a later addition.

7.4 The previously refused extension was not subservient in terms of height as it projected 900mm above the existing ridge line. It also projected forward of the building line by 900mm. Both these factors resulted in the extension appearing overly dominant in comparison to the existing main dwelling and contrary to the design guidance.

7.5 The revised scheme proposes a single storey extension of approx 5m in height which is clearly subservient to the main dwelling house and which incorporates the design features of the main dwelling. The revised scheme maintains the visual gaps between the dwelling and the adjacent property to the west. It is considered that the revised scheme accords with the requirements of policy CS16 of the Core Strategy and the Borough Design Guide.

(iii) Impact on the neighbouring properties

7.6 The previously refused extension mainly impacted No. 5 Bacon Lane; as it would have resulted in a 7.9m high extension situated very close the shared boundary. The revised scheme proposes a single storey of approx. 5m in height and, although the proposal now extends, 3.8m (approx) beyond the rear elevation of the dwelling house, it does so at a single storey level and does not extend beyond the rear elevation of the property to the west. It is now considered that the impact on the windows within the eastern elevation of the neighbouring dwelling to the west would be acceptable in terms of the living conditions of the occupiers. Overall it is considered that this revised scheme would not have an adverse effect on the amenity of the neighbouring property as such, is contrary to Policy CS16.

8 Conclusion

The revised proposed extension is considered to be of a design which accords with local planning policy and that it will not adversely affect the amenity of the neighbouring properties and as such, is recommended for permission.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00859 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan drwg no.1342- 201 received 19 August 2014

Block Plan drwg no. 1342- 203 received 19 August 2014

Existing Elevations drwg no. 1342- 401 received 19 August 2014

Proposed Elevations drwg no. 1342- 431 rev A received 19 August 2014

Existing and Proposed Roof Plan drwg no. 1342- 332 received 19 August 2014

Existing Floor Plans drwg no. 1342- 101 received 19 August 2014

Proposed Floor Plans drwg no. 1342- 331 rev A received 19 August 2014

Reason: - To ensure provision of a satisfactory development.

- 3 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.