
Site Address:	43 Bacon Lane, Hayling Island, PO11 0DW		
Proposal:	Enlarge existing ground floor side extension to length of the property and raise it up a storey to a first floor extension. Enlarge existing conservatory to the rear of the property.		
Application No:	APP/14/00318	Expiry Date:	20/05/2014
Applicant:	Mr McCue	Team:	Team 2
Agent:	Mr Potter	Case Officer:	Bee Crawford
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The property is a modern detached 2 storey dwelling with an integral garage on a level site, which has the benefit of previous extensions. It has a shallow pitched roof with brown tiles, a flat roofed single storey side (west) extension and a flat roof with railings above part of the garage, although there is no first floor access to this roof. The elevations are of brown/red multi-brick with white render at part first floor level to the front and tile hanging to first floor level at the rear. There is dual open vehicular access to the front of the dwelling which is block paved with some shrubs, and a 1 metre high wall with railings to the northern boundary, a 0.8 metre high wall to the western boundary and a 2 metre high open fence to the eastern boundary with a gate providing access to the rear garden. The rear garden is relatively shallow in depth due to the position of the house on the plot and consists of a patio area, lawn and shrubs and is enclosed by a 2 metre high wall with openwork bricks to the top third to the western boundary and a 2 metre high fence and trees to the eastern and southern boundaries.
- 1.2 To the east of the property is a modern detached 2 storey dwelling of a similar age and design and a modern detached bungalow (on a good sized plot) which is set back from number 45 lies to the west. The side aspect of the rear garden of a property in Westmead Close is to the rear and a well screened detached chalet bungalow on a corner plot lies opposite the site. The area is of medium density consisting of a diverse range of detached 2 storey properties, chalet bungalows and bungalows of individual design, style and age range in a generally well spaced streetscene with plenty of visible skyline.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is to extend the existing single storey side (west) extension to the full 8 metre depth of the property with a height of 6.2 metres for a depth of 5.8 metres from the rear, a flat roof section of 4.8 metres in height for a depth of 1.2 metres, reducing to a mono-pitched single storey section to the front of the property of 3 metres in height for the remaining depth of 1 metre. The scheme also includes the extension of

the length of the existing rear conservatory by 2.5 metres towards the eastern boundary with the 3.1 metre depth and 2.9 metre height remaining the same. It should be noted this element of the proposal falls within the criteria of permitted development.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

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

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: 4

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

(i) Principle of development

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

(ii) Appropriateness of design and impact on the streetscene .

7.3 The proposed side extension would be visible from the public realm, abutting the western boundary, although it would not extend any closer to the highway than the

current building line which is approximately 7 metres away from the highway. For side extensions such as this, there is adopted supplementary planning guidance in the form of the Borough Design Guide. This advises that it is important that gaps are retained between buildings and recommends 2 storey extensions should be at least 2 metres from the boundary to prevent neighbouring properties and the streetscene being adversely affected. However, in this instance the neighbouring property to the west is set well back from no. 43, situated approximately 14 metres back from the highway and is a bungalow with a lower ridge height. The relationship between the two is such that the extension is unlikely to harm the degree of spaciousness in this part of the street. The immediate group of nos. 39-43 is a little more built up than other parts of Bacon Lane, which is diverse and with a generally well spaced pattern of development.

The design and appearance of the extension is deemed appropriate in context to the main building and is therefore considered to be acceptable. It is not considered that the proposal would result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.4 The siting of the proposed extension could be considered to lead to a loss of light to the neighbouring property at number 45a Bacon Lane. However, a 45 degree angle test indicates that whilst there would be an impact, due to the relationship between the neighbouring properties it is considered that this would be minimal. The distance from the proposed extension to the front window of number 45a is deemed to be sufficiently

minor not to be a concern and the window in the east elevation does not face on to the proposal, the edge of which is approximately 7 metres from this window. The neighbouring property to the east would not be adversely affected by the proposed side extension to the west and the conservatory extension to the rear falls within the criteria for permitted development. Therefore the development is not considered to be intrusive and any perception of overbearing would be minimal.

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00318

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 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows or other openings shall be constructed within the west elevation at first floor level and 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.

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

109-PD-01	Site and location plan
109-PD-02	Existing and proposed ground floor plans
109-PD-03	Existing and proposed first floor plans
109-PD-04	Existing north and west elevations
109-PD-05	Existing east and south elevations
109-PD-06	Proposed roof plan

Reason: - To ensure provision of a satisfactory development.