
Site Address:	22 Tournerbury Lane, Hayling Island, PO11 9DH		
Proposal:	Two storey rear extension and addition of rooflight window to existing east facing roofslope.		
Application No:	APP/14/00273	Expiry Date:	12/05/2014
Applicant:	Mr Seddon	Team:	Team 2
Agent:	Mr P Walker	Case Officer:	Penny Ware
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Tournerbury Lane is a residential road on the eastern side of Hayling Island, characterised predominantly by detached properties set centrally within their plots, comprising a mix of single storey bungalows, chalet style two storey properties with gable ends to the front and rear elevations and dormer windows to the side roofslopes, and a small number of individual detached houses. 22 Tournerbury Lane is a detached two storey chalet style house with an existing single storey rear extension, set to the south side of Tournerbury Lane, and is constructed primarily in red multi brick with a brown concrete interlocking tiled roof. Green hexagonal tiling exists to the first floor front gable elevation. The property is set well back within the plot by some 10 metres from the boundary with Tournerbury Lane. As a result the front elevation of the property sits in line with the rear elevations of the 2 neighbouring properties west and east (nos 20 and 24 Tournerbury Lane respectively). A hardsurfaced driveway exists to the front of the property with parking provided for 2 vehicles to the North East corner of the front garden. The driveway runs alongside the west elevation of the property leading to a single detached garage sited within the rear garden of the site. Residential properties adjoin the site to each side (east and west) with Legion Field (a local recreational amenity area) abutting the site to the rear. 1.8metre high close boarded fencing exists to both the side and rear boundaries of the rear garden of the property.

2 Planning History

No relevant planning history applies.

3 Proposal

- 3.1 Planning Permission is sought to extend the dwelling to the rear to two storey level, incorporating and retaining the existing single storey extension to the rear south east corner. The overall depth of the extension proposed will be approximately 4 metres. The proposal consists of a gable end extension, designed to reflect the original rear elevation of the property, with windows proposed to the first floor rear (south) and ground floor side (west) elevation of the extension. The extension proposed will provide additional floorspace to allow for a new replacement main bedroom, incorporating alterations to the existing main bedroom to provide an en-suite bathroom with high level rooflight to the existing east facing roofslope in this location, and dressing /storage area to the first floor, and a large kitchen/family room with separate utility room at ground floor.

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

NIL

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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: None

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 the neighbouring properties

(i) Principle of development

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

(ii) Appropriateness of Design

7.3 The extension proposed is of gable end design in keeping with and accurately reflecting the original rear elevation of the property. The brickwork, materials and window design are shown to be the same in size scale and design as that of the existing dwelling and as such the proposed development is considered to be acceptable, and meets the requirements of policy CS16 of the Local Plan.

(iii) Effect on Neighbouring Properties

- 7.4 The property is set well back within the plot so that its front elevation is consistent with the rear elevations of the neighbouring properties to either side (nos 20 Tournerville Lane to the West and No 24 Tournerville Lane to the East). The property being of chalet bungalow design has dormers to both side roof slopes and as such a degree of overlooking to the rear gardens of the adjacent residential properties to the west (no 20) and east (no 24) Tournerville Lane is evident. The extension proposed is of a gable end design consistent with and reflecting the existing rear gable elevation. A single high level rooflight is proposed within the existing east facing roof slope of the dwelling to serve the newly created en-suite bathroom. The size and position of the rooflight is considered to be so small in scale and set high within the roof slope as to not cause any additional overlooking or loss of amenity for the occupiers of the adjacent property to the east No 24 Tournerville Lane, than that which already exists from the dormer within the existing east facing roof slope.

A new high level window is also proposed to the ground floor side(west) elevation of the extension proposed, but is also considered to be so small in scale as to not cause any detrimental impact on the amenity for occupiers of the adjacent property to the west (no 24 Tournerville Lane).

8 Conclusion

- 8.1 The scale position and design of the extension proposed satisfies the requirements of Policy CS16 of the Local Plan and
as such is considered to be an acceptable and appropriate form of development.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00273 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:

site/location plan received by the Council 17 March 2014.
Proposed ground floor plan received by the Council 17 March 2014.
Proposed first floor plan received by the Council 17 March 2014
Section drawing received by the Council 17 March 2014.
Proposed elevations received by the Council 17 March 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.