
Site Address:	25 Brights Lane, Hayling Island, PO11 0JX		
Proposal:	Two storey side extension to create 1No. 3 bed semi-detached house with associated parking ad to provide additional living accommodation to existing dwelling. (Revised Application).		
Application No:	APP/14/00679	Expiry Date:	25/08/2014
Applicant:	Mr Bailey	Team:	Team 2
Agent:	Mr P Walker	Case Officer:	Rachael McMurray
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in Brights Lane, Hayling Island. It comprises a two-storey detached property of brick and tile construction with a pitched roof. There is a lean to conservatory attached to the side elevation and a detached garage adjacent to the east elevation of the dwelling. The rear elevation features two flat roof, two-storey extensions. The rear garden is laid to lawn and enclosed by a 2m high boundary wall.

2 Planning History

APP/14/00398

Two storey side extension to create 1No. 3 bed semi-detached house with associated parking. Withdrawn following officer concerns over design and impact on No. 25.

3 Proposal

Two storey side extension to create 1No. 3 bed semi-detached house with associated parking (revised application).

The extension would be located on the east / side elevation of the dwelling and would involve the removal of the detached garage. It would be located 1.4m from the shared boundary with No. 27 and would have a depth of 11.4m. It would feature a pitched roof. The extension would form a separate unit of accommodation and the back garden would be subdivided along its depth to provide a private rear amenity space. The entrance door would be located on the east elevation of the extension. There would be two parking spaces provided on site for the new dwelling.

The proposal would also comprise a rear extension to the existing No. 25. This would be two storey and would sit alongside part of the new side extension which would extend past the existing rear building line. It would include a pitched roof and would encompass one of the existing flat roof extensions. The lean to conservatory would be removed and the space would be used for on site parking for the existing property.

4 Policy Considerations

National Policies

NPPF

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)
DM13 (Car and Cycle Parking on Residential Development)

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

5 Statutory and Non Statutory Consultations

Building Control:
No bin store shown

Development Engineer:
No objections

Waste Services Manager:
No objections

Natural England:
No objections subject to a SDMP payment

Crime Prevention -Minor Apps:
No response provided.

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:0

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 the design and effect on the character of the area
- (iii) Impact on the neighbouring properties
- (iv) Highway considerations
- (v) Developer Contributions

(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 effect on the character of the area

- 7.3 With regards to the side extension to form a new dwelling, the extension would be subservient in terms of width and would be set back by 2.1m. Whilst the roof would extend out at the same ridge height as the existing roof, the fact that the extension would be set back, would assist in making the extension appear more subservient from the view of the streetscene. The fenestration would match that of the existing dwelling in terms of style and matching materials would be used.
- 7.4 The extension to the rear of the existing dwelling is considered to be in keeping with the main property and would replace the unattractive flat roof extension with a pitched roof version which would be more sympathetic.
- 7.5 The newly created plot would be fairly narrow in width however, its depth would be comparable to that of surrounding plots and would also allow for the existing dwelling to still retain a large rear garden. Overall it would not have an adverse impact on the character of the area.

(iii) Impact on the neighbouring properties

- 7.6 With regards to the side extension, the impact on No. 27 would be minimal as this is a larger dwelling and the extension would not impede past either the front or rear building line. Furthermore there are no windows in the side elevation of No. 27.
- 7.7 The extension to the rear of the property would not impede past the rear building line of the side extension (new dwelling) and would therefore not be visible to the future occupiers of the new dwelling. With regards to the outlook from the windows in the new rear extension, the side extension would still be within a 45 degree line of sight and therefore, the new dwelling would not cause a loss of outlook from the existing dwelling.

(iv) Highway considerations

- 7.8 The new dwelling is able to provide two on site parking spaces which would meet the Council's adopted parking standards. The existing dwelling would require a further three spaces on site. There is a proposal for these to be located in place of the demolished lean to conservatory at the side / west of the dwelling. A new dropped kerb would be created to provide access. The provision of these spaces would need to be covered by a planning condition to ensure they were provided prior to the occupation of the new dwelling.

(v) Developer Contributions

- 7.9 The proposal would result in new residential development and would therefore be liable for £9980 towards the Community Infrastructure Levy. It is also required to make a contribution towards the Solent Disturbance Mitigation Project in line with Policy DM24 of the Allocations Plan. This contribution has been paid in the form of a one off payment and therefore the application meets the requirements of the policy and Natural England's advice in this respect.

8 Conclusion

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/14/00679 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 on both the rear and side extensions 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 shall not be brought into use until a minimum of two parking spaces have been provided within the curtilage of the new dwelling and three parking spaces provided within the curtilage of the existing dwelling and thereafter all of those spaces kept available for such purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A and E of the General Permitted Development Order, as amended, shall be erected within the curtilage of the new dwelling approved by this permission without the prior written approval of the Local Planning Authority.
Reason: In the interests of the amenities of the neighbouring properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows or other openings shall be constructed in the west side elevation of the new dwelling hereby approved at first floor level or 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.
- 6 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site plan - P1
Proposed location plan - P2
Existing GF Plan - P3
Existing FF Plan - P4
Existing elevations - P5
Proposed GF Plan - P6
Proposed FF Plan - P7
Proposed elevations - P8

Reason: - To ensure provision of a satisfactory development.