
Site Address:	14 Sinah Lane, Hayling Island, PO11 0EY		
Proposal:	New lean-to pitched roof to replace existing flat roof over front lobby.		
Application No:	APP/14/00766	Expiry Date:	16/09/2014
Applicant:	Mr Law	Team:	Team 2
Agent:	Mr P Walker	Case Officer:	Bee Crawford
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached two storey dwelling of individual design with a turret style feature and a detached garage to the side (west) situated on a generous plot. The property has had the benefit of previous extensions and has a brown tiled pitched and hipped roof with a flat roof to the front lobby and elevations of red multibrick. The front garden is level and is laid to lawn with shrubs, trees and a concrete driveway and path. There is open vehicular access and separate pedestrian access to the front with a 1 metre high wall and hedge in excess of 2 metres high to the front (southern) boundary, a 1 metre high fence rising to 1.8 metres and shrubs to the western boundary and a 1.8 metre high fence and 2 metre high hedge to the eastern boundary.
- 1.2 To the west of the site is a two storey detached property of individual age, style and design, to the east is a detached bungalow of individual age style and design and a detached chalet bungalow of individual age style and design lies opposite the site. The area is of low to medium density consisting of a diverse range of detached two 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 for the provision of a mono-pitched roof with rooflights over the existing front flat roof lobby (2.8 metres x 5 metres), of 2.4 metres to the eaves and 3.6 metres to the ridge.

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

Hampshire County Council, Strategic Environmental Delivery Group
No adverse comment.

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

7.3 The proposal is to replace the existing flat roof over the front lobby with a mono-pitched roof. The new roof would be partially visible from the public realm, although there is existing screening to the front boundary and the design would improve the appearance of the property. 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 proposed new roof would be visible from the neighbouring properties, however it is moderately shallow over an existing front extension which is in excess of 12 metres away from the western boundary and 6 metres from the eastern boundary. There is good screening to the front boundary and it is therefore considered the development would have negligible impact on the properties immediately adjoining the application site and the surrounding area.

8 **Conclusion**

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

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00766 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:

Site/location plan
Existing ground floor plan
Part existing first floor plan
Proposed ground floor plan
Proposed elevations plan
Proposed section plan

Reason: - To ensure provision of a satisfactory development.