
Site Address: Oak House, Woodgaston Lane, Hayling Island, PO11 0RL
Proposal: New single storey extensions over existing ground floor extensions, new two and a half storey rear extension. Increase in ridge height and new porch to front extension, modifications to existing bell mouth and new domestic garage.
Application No: APP/13/00567 Expiry Date: 19/08/2013
Applicant: Mr Johnson Team: Team 1
Agent: Mr Brown Case Officer: Heather Lealan
Ward: Hayling East DMC Lead Member

Reason for Committee Consideration: At third party request.

Density:

HDS Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site consists of a two storey detached dwelling which has been extended by a variety of extensions and additions over the years. It was constructed in the 1960's and the subsequent additions have resulted in a building which lacks cohesion of design in terms of its external appearance from all elevations. The dwelling is set centrally within the site and parking is located to the south east of the dwelling house which is accessed by a centrally positioned tarmac drive.
- 1.2 To the north and east of the site are open fields and to the south of the site lies a detached dwelling located some 35m from the dwelling within the application site. To the west on the opposite side of the road are detached single storey dwellings.
- 1.3 The site has a number of trees located both centrally and towards the site boundaries. The applicant has provided confirmation that the property is not visible from Chichester Harbour.

2 Planning History

90/55374/000

Rebuilding of existing double garage and extension to balcony over - Permitted

00/55374/002

Conservatory to rear - Permitted

3 Proposal

- 3.1 New single storey extensions over existing ground floor extensions, new two and a half storey rear extension. Increase in ridge height and new porch to front extension, modifications to existing bell mouth and new domestic garage.
- 3.2 The proposed increase in the main ridge height is 150mm. The whole dwelling is proposed to be remodelled but the largest amount of bulk to be added is over the existing flat roof garage where a first floor extension with pitched roof is proposed and also to the rear, eastern elevation, where a new two and a half storey rear extension

will replace the existing flat roof dormer and provide a reconfigured master bedroom suite at second floor.

- 3.3 The outbuilding/garage is a substantial structure proposed to the front north western corner of the site. The scheme proposes an L shaped building which follows the boundaries of the corner of the plot. The height of the largest section of ridge adjacent to the northern boundary is 4.8m and to the western front boundary is 4.8 at the gable end dropping down to 4.4m. It is proposed to be used as a garage, boat store, hobby space and store room.

4 Policy Considerations

National Policies

The National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

The Northney and Tye Village Statement
Residential Car and Cycle Provision SPD

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer -

I recommend approval subject to the provision of three parking spaces and the cycle storage facility.

Tree Officer -

The arboricultural information submitted appears to be sound in principle and as such I have no objections to the application.

The Tree Protection Plan must be adhered to and conditioned so as to ensure that the trees on site are afforded full protection during the construction period.

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 5 - 3 are objections to the scheme including a representation from North East Hayling Residents Association and 2 are in support of

the scheme.

Summary:

1. The site has sufficient capacity for the outbuilding to be located further into the site and the siting of the outbuilding so close to Woodgaston Lane, which is a very narrow lane, would be inadvisable.
2. The impact of the application would nearly double the area of existing buildings
3. The outbuilding could readily be converted into a self contained 'granny annex' and is of greater size than any other outbuilding.
4. The description of boundary screening is misleading as for much of the year there is no real screening.
5. Loss of view, impact on outlook and loss of light for the dwellings on the south side of Woodgaston Lane.
6. The scheme will impact parking onsite.
7. Local residents were not consulted at initial stages. *The applicant approached the Council for pre-application advice prior to the submission of the planning application. All applicants are advised at pre-application stage that any advice given is subject to the due consultation process at the time of the submission of any application and that pre application advice does not prejudice the Council on determining any future application.*
8. Concerns that the number of windows will not meet government guidance with regard to sustainable development. *The Council's Core Strategy policy CS14 requires that all new residential builds accord with code level 3 of the sustainable homes. However this policy cannot be applied to this site as it is a redevelopment of an existing dwelling. The matter of efficiency will therefore be a Building Control matter.*
9. The footprint of the main house is much greater than any of the bungalows opposite.
10. A 3-bay car port is excessive for the size of the dwelling proposed. *Three car parking spaces would be required as a minimum for a house of this scale and the Council has no adopted maximum standard for on site parking.*
11. The scale of the redevelopment of the dwelling and the use of large glazing panels will impact the visual amenity of the road and will shine out after dark if blinds and curtains are not employed having considerable impact on the rural setting.
12. The design of the dwelling would not accord with the locality and the use of materials are not in accordance with the Village Design Statement.
13. A streetscene should be submitted before application is determined.
14. Concerns that the design of the building will cause safety issues for ongoing maintenance. *This is not a material planning consideration*
15. Occupiers of adjacent house have registered no objection to the application
16. A local resident of Woodgaston Lane expressed concern that the views of the Residents Association are not those that they share and that they have no objection to the application and do not consider that it would impact the aesthetics or environment of the lane.

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) Effect on neighbours
- (iv) Effect on trees
- (v) Impact on Highway

(i) Principle of development

- 7.2 The application site is located within outside of the defined urban area, however the scheme proposes changes to an existing dwelling and it is therefore considered that the proposal is acceptable subject to development control criteria below.

(ii) Appropriateness of the design and effect on the character of the area

The Dwelling House

- 7.3 The proposal seeks to entirely remodel the existing dwelling house. The current appearance of the dwelling within this site is somewhat disjointed; a number of additions have been constructed piecemeal without a cohesive design concept for the building. Such additions have resulted in a building which is not particularly attractive and which does not enhance the visual amenities of the area.
- 7.4 The current proposal subject of this report introduces a modern and contemporary design approach through the reconfiguring of the existing building and the addition of extensions which do not greatly increase the existing footprint of the building. The use of good quality materials, (samples of which should be conditioned to be submitted should the application be permitted), and a design concept which renovates the building as a whole, with each elevation being considered and rationalized, will improve the appearance of this building and its impact on the visual amenities of the local area. It is not considered that the amount of glazing will detriment this rural area as the application does not constitute the introduction of new development into a rural area but remodels an existing building, which can currently emit light pollution from the existing windows. It is not considered that an increase in glazing would warrant a refusal of an application on the grounds of increased light pollution within an existing residential site.
- 7.5 It is not considered that the modern design of the dwelling would be at odds with the local vernacular as this section of Woodgaston Lane has a variety of building styles and massing and indeed the existing property that it would remodel is a relatively modern building with little architectural merit.

The Outbuilding/Garage

- 7.6 It is proposed to construct a substantial outbuilding/garage to the front north western corner of the site. The scheme proposes an L shaped building which follows the boundaries of the corner of the plot. The height of the largest section of ridge adjacent to the northern boundary is 4.8m and to the western front boundary is 4.8 at the gable end dropping down to 4.4m. It is proposed to be used as a garage, boat store, hobby space and store room, and such uses given the scale of the building should be conditioned should the application be permitted .
- 7.7 Whilst this structure is substantial it is not at odds with the vernacular style of outbuildings of the Northney and Tye village which has many examples, both historic and contemporary of large barn style structures situated towards or on the front boundaries of sites. In this case the structure is set a little back from the front and side boundary and an existing line of shrubs and trees add some degree of screening

throughout the summer months. It is considered that this screening should be retained and reinforced, not so much to screen the outbuilding, which is consistent with the character of the area, but more so to retain the green screen which is a particular feature of this section of Woodgaston Lane.

- 7.8 It is therefore considered that the re-design and extensions proposed to the dwelling would improve its appearance and thus contribute to the visual amenity of the site and that the outbuilding would accord within other such examples of outbuildings within the locality. As such, it is considered that the scheme is in accordance with policy CS16 of the Core Strategy, The Northney and Tye Village Statement and the National Planning Policy Framework.

(iii) Effect on neighbours

The Dwelling House

- 7.9 The dwelling house is sited well within the plot and it is not considered that the remodeling, albeit extensive, will impact the amenities of the occupiers of the surrounding residential dwellings to such an extent to warrant the refusal of the application.

The Outbuilding/Garage

- 7.10 There have been concerns raised by the local residents about the impact of the garage on the outlook from and light available to their properties. The outbuilding is located over 25m from the closest point of any adjacent dwelling and is 4.4m in height at this point. Such a separation distance and height is generally considered acceptable in terms of loss of light and overbearing impact. Whilst the loss of a view is not a valid reason to refuse a planning application, if a structure is detrimental to the visual amenities of occupiers of surrounding dwelling to such an extent that it is overbearing it can lead to a planning refusal. In this case it is not considered that the outbuilding if constructed with high quality materials would be unacceptably detrimental in planning terms on the outlook from neighbouring dwellings.
- 7.11 Therefore, it is considered that the proposal is not detrimental to the amenities of the adjacent occupiers and as such the application accords with the requirements of policy CS16 of the Havant Borough Core Strategy.

(iv) Effect on trees

- 7.12 The Council's Tree Officer was consulted with regard to the submitted Tree Protection Plan and Tree Report and he considered that both were acceptable and that a relevant condition should be attached to any permission. The Tree Report found that the large Poplar tree and a Hornbeam tree located to the northern boundary of the site, as shown as T1 and T2 on the site location plan, were diseased and as such the proposed loss of these trees to facilitate the construction of the outbuilding is considered to be acceptable. As such it is considered that the scheme accords with policies CS16 and DM8 of the Havant Borough Core Strategy to this regard.

(v) Impact on Highway

- 7.13 It is considered that the level of parking on site meets the requirements of the Residential Parking and Cycle provision SPD and the Highway Engineer has raised no concerns with regard to the redesign of the access and driveway or the proximity of

the outbuilding to Woodgaston Lane. It is considered therefore that the proposal meets the requirements of policies CS20 and DM13 of the Havant Borough Core Strategy.

8 Conclusion

- 8.1 It is considered that the remodeling of the dwelling house and the construction of the outbuilding meets the requirements of the relevant Havant Borough Core Strategy policies and the National Planning Policy Framework and that it should be permitted subject to the suggested planning conditions as listed below.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00567 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 Construction of the buildings hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: To ensure the appearance of the development is satisfactory 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:

Design and Access Statement received 10 June 2013
Site Location Plan Drg 13011/01 received 10 June 2013
Site Layout Plan Drg 13011/09 revision a received 30 September 2013
Existing Ground Floor Plan 13011/02 received 10 June 2013
Existing First Floor Plan 13011/03 received 10 June 2013
Existing Second Floor Plan and Roof Plan 13011/04 received 24 June 2013
Existing South East Elevation 13011/05 received 10 June 2013
Existing South West Elevation 13011/06 received 10 June 2013
Existing North West Elevation 13011/07 received 10 June 2013
Existing North East Elevation 13011/08 received 10 June 2013
Proposed Ground Floor Plan 13011/10 received 10 June 2013
Proposed First Floor Plan 13011/11 received 10 June 2013
Proposed Second Floor Plan and Roof Plan 13011/12 received 24 June 2013
Proposed Garage Floor Plans 13011/13 received 24 June 2013

Proposed House Elevations 13011/14 received 10 June 2013
Proposed Garage Elevations 13011/10 received 10 June 2013
Tree Report and Tree Protection Plan prepared by Gifford Tree Service
received 3 September 2013

Reason: - To ensure provision of a satisfactory development.

- 4 The existing hedge and trees along the western boundary of the site shall be retained and reinforced where necessary to a minimum height of 3 metres and to a standard consistent with good arboricultural practice.

Reason: To ensure the maintenance of screening to the site and to protect the appearance and character of the area and having due regard to policies DM8 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 The outbuilding proposed to be used as a garage/boatshed/hobbyspace/storespace hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for any business, commercial or industrial purposes whatsoever.

Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 No development including site clearance shall commence on the site until all trees and shrubs not previously agreed with the Local Planning Authority for removal, shall have been protected in accordance with the Tree Protection Plan submitted on the 3 September 2013. The protective fencing shall conform to the following specification in accordance with BS5837 2005.

Minimum 2.4 metres high, comprising a vertical and horizontal framework of scaffolding, well braced to resist impacts, supporting a minimum of 20mm exterior grade ply.

Such fencing shall be maintained throughout the course of the works on the site, during which period no access, placement of materials, fuels or chemicals, soil or other materials shall take place inside the fenced off area.

Reason: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies DM8 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 7 The driveway and associated hardstanding shall be constructed of porous and non compressive, self supporting materials and shall be retained in that condition. No migrating material shall be laid within 3 metres of the access to the highway.

Reason: To ensure adjacent trees are not adversely affected by the driveway and having due regard to policies DM8 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 8 The development shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site 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.

- 9 No development hereby permitted shall be commenced until a detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works.

The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Appendices:...