
Site Address:	16 Castlemans Lane, Hayling Island, PO11 0PZ		
Proposal:	Single storey front extension.		
Application No:	APP/13/00440	Expiry Date:	03/07/2013
Applicant:	Mr Gamblin	Team:	Team 1
Agent:	Mr Davison	Case Officer:	Heather Lealan
	iDraw Limited		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

No.16 is a two storey semi-detached property located on the eastern side of Castlemans Lane. The road follows a ribbon residential development to the eastern side of the road with open countryside to the front and rear of the plots. The site is flat with hardstanding to the front providing parking for three cars.

The properties within the street are of varying design and the application site forms half of the central building in a row of 3 pairs of semi-detached dwellings of a similar, but not identical, design. There are properties in the immediate vicinity which have been extended to the front in a single storey manner larger than that of a more traditionally scaled porch.

2 Planning History

92/57337/000

Two storey, and single storey rear extensions, and porch to front - Permitted and implemented only in respect of proposals to rear.

APP/12/01281

Single storey front extension. Second storey extension to existing single storey rear extension. - Withdrawn, on officer advise that rear extension would not receive officer recommendation due to impact on amenities of the occupiers of the adjoining dwelling.

3 Proposal

Single storey front extension. Revised application removing the rear extension which was previously subject to officer concerns in regard to overbearing impact on the adjoining dwelling.

4 Policy Considerations

National Policies

The National Planning Policy Framework, March 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

Development Engineer - No adverse comments

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: 2

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary:

a) Loss of view and light to kitchen window.

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) Effect on the character of the building and the streetscene
- (iii) Effect of residential amenity

(i) Principle of development

7.2 The site is located within a residential location and within the urban area. As such the development is acceptable in principle subject the development control considerations below.

(ii) Effect on the character of the building and the streetscene

7.3 The plans submitted propose a front extension of 2.2 metres with a porch canopy over. It runs the full width of the building and incorporates a bow bay window to the living room. It is considered appropriate in terms of scale; both in regard to the appearance of the dwelling in the streetscene and in terms of the design and cohesiveness of the building itself. Furthermore, there are other examples of other such extensions to the front of dwelling houses within the immediate vicinity.

(iii) Effect of residential amenity

7.4 It is not considered that the adjacent neighbouring dwellings will be unduly impacted

by the proposals. The adjoining dwelling to the north is closest to the extension but will not be impacted to such a detrimental extent to warrant a refusal of the application; due to the limited depth of the extension. Permitted development rights should be removed from the northern and southern elevations to prevent any future issues of overlooking.

- 7.5 The adjacent dwelling to the south of the site has a kitchen window within its northern elevation which faces onto the application site, and the occupier of this property has objected to the proposals on the basis of the impact on this window. If the existing boundary hedge were to be reduced in height this kitchen window, which is the sole window serving this kitchen, would have a view past No.16 and down along Castlemans Lane. The occupier of this dwelling, No.14, has concerns that this view along with light will be lost to this kitchen window should the extension be permitted. However, loss of a view in itself is not a material planning consideration, and the degree of light loss is not sufficient to warrant a refusal of an application; particularly in this instance given the separation distance, the orientation of the dwelling (the kitchen window faces due north and therefore will receive a very limited amount of direct sunlight during the day) and the nature of the room in question. It is also noted that a porch extension of similar depth and height could theoretically be constructed to the southern part of the front of the property under normal permitted development rights, and this fallback position must also be taken into account.

8 Conclusion

- 8.1 It is considered that the scheme is acceptable in design terms and is not considered to have a significantly detrimental impact upon the adjoining properties. The application is therefore recommended for permission with conditions.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00440 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, unless agreed otherwise in writing by the Local Planning Authority.
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 / doors or other

openings shall be constructed within the northern or southern elevations of the front extension hereby permitted 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:

Existing plans, elevations, block plan and location plan drwg.no 12.077.100 received 08 May 2013

Proposed plans, elevations and block plan drwg.no 12.077.101 received 08 May 2013

Reason: - To ensure provision of a satisfactory development.