
Site Address: 22 Hollow Lane, Hayling Island, PO11 9EX
Proposal: Demolition of single storey side extension, construction of two storey side extension with minor alterations.
Application No: APP/14/00126
Applicant: Mr Stocks
Agent: Mr Douglas
Jeffrey Douglas Chartered Architect
Ward: Hayling West

Expiry Date: 03/04/2014
Team: Team 2
Case Officer: Daphney Haywood

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in a residential street in the south of Hayling Island. The street is characterised by mainly detached dwellings of various styles and sizes. No. 22 comprises a two-storey dwelling of render and tile construction. The property is set back between 6 and 8m from Hollow Lane and parking is currently provided by a side car port and front tarmaced parking area. To the west is a detached house at 22a Hollow Lane, and to the east is 26 Hollow Lane where there is extant permission for a 4 bed dwelling in the side garden, which would be located between the existing dwelling at No26 and the application site. Within the garden of No26 and near the boundary with the application site are 2 TPOed trees.

2 Planning History

Application site - non relevant

Land adjacent to 26 Hollow Lane
APP/12/01227 Construction of 1No. 4 bed detached house, and alterations of existing vehicular access onto Hollow Lane. (Revised Application.) permission

3 Proposal

Demolition of single storey side extension and construction of two storey side extension. The plans have been amended to set the first floor element in one metre from the side boundary wall. The extension would provide additional ground floor living accommodation, with dressing and en-suite accommodation at first floor. The number of bedrooms would remain at 4.

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

Saved Policies of HBDWLP 1996 - 2011 forming part of HBLDF

Tree ()
Preservati
on Order
Wind ()
Turbine
Zone

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist No objection

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: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Summary: The extension will be very close to the new house approved on the adjacent site. The boundary wall is owned by the site of the new property. The proximity could devalue No22 and the adjoining property and is out of character. There is no space to erect scaffolding and access will not be made available from the adjoining site.

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 Street Scene
- iii Effect on the Neighbouring Properties
- iv. Effect on the TPO trees
- v. Parking Provision

i. Principle of development

The site lies within the built up area and within an area where extensions to residential properties are acceptable in principle.

ii Appropriateness of the Design and Effect on the Character of the Street Scene

The extension has been designed to reflect the character of the existing dwelling, incorporating matching materials and design features. The plans have been amended to set the first floor in by 1m. from the side boundary wall. The ground floor would extend up to this side boundary wall as does the car port to be demolished. The extant permission for a house on the adjacent site at No26 provides for a gap of approx. 1.2m to the boundary. Hence the current proposal would result in a gap at two storeys between properties of slightly over 2m. Whilst properties on this side of

Hollow Lane generally have more spacious siting, Hollow Lane is varied in character and siting and given this varied nature of development the proposed extension would not appear intrusive and is not considered to result in visual detriment. The width of the first floor element is considered to be proportionate and not excessive in relation to the overall existing width of the building.

iii Effect on the Neighbouring Properties

The main impact relates to No26. The existing dwelling on this site is sited some distance from the side boundary and the proposed extension which does not have any ground or first floor side windows is not considered to result in loss of privacy or detriment, the proposed rooflight to the wc is well above floor level and would not lead to overlooking. In respect to the potential impact on the proposed dwelling on this site, this property has a small window to a non habitable room and whilst there would be some loss of light to the window given it serves a non habitable room this relationship is considered acceptable.

The owners of No26 and the housing plot have raised objection to the proximity of the extension to the boundary, and are of the view that the boundary wall is part of No26.

They have also indicated that No26 would not allow access to their property for construction and scaffolding. The agent advises that ownership of the boundaries is not specifically indicated on the title deeds to the property but stated as owned by no. 22 in the property information given by the vendors at the time of his client's purchase. He states that the visual evidence on the ground would very much bear this out as the wall is contemporary with the road boundary walls to no. 22 and is of very similar construction. Furthermore, the gate pier to no. 22 is centred on this wall as you can quite clearly see on the submitted plans, strongly reinforcing this argument. There is no similar wall to the boundary of no. 26 and the road boundary is not walled as no. 22. The existing gutter to the present single storey addition currently overhangs the east boundary wall.

With regard to the construction of the extension without access for scaffold on the adjoining land, the agent states that the lower eastern wall face adjacent to the boundary wall would be built overhand in multi-red stock facing brick work in lieu of painted render. This would include installation of the painted fascia and gutter with the roof timbers and lower part of the inner wall in place. Scaffolding would then be extended up through the rafters and between the inner and outer wall lines with access from either end to complete, render and paint the upper wall and construct the upper roofs before installing the lean-to roof finishes working from one end to the other within the site.

The set in of the first floor by 1m is considered to provide adequate separation in terms of the street scene, and the question of ownership of the boundary wall is a legal matter for the landowners and is not considered to impact the merits of the proposal. Regarding construction, the agent's statement sets out how this can be achieved without access from the adjoining site, and this is considered to be satisfactorily addressed.

iv. Effect on the TPO trees

The application has been assessed by the Arboriculturalist and no objection has been raised.

v. Parking Provision

Three parking spaces are required for a 4 bed dwelling, and the submitted plans show a re- arrangement of the front tarmac area to provide an in and out drive which can accommodate these spaces.

8 Conclusion

The application as amended is considered to achieve an acceptable relationship with neighbouring properties and not to result in detriment to the street scene and the character of the area, and approval is recommended.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00126

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 extension hereby permitted shall not commence until a specification of the types and colours of all external roofing and external facing materials to be used for the construction of the same, has been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: In the interests of the amenities of the locality 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 east elevation 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.
- 4 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.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing block plan and location plan 21305/101
Existing site plan 21305/102
Existing ground floor 21305/103
Existing first floor and roof 21305/104
Existing elevations 21305/105
Proposed site plan 21305/201B
Proposed ground floor plan 21305/202B
Proposed first floor and roof plan 21305/203B
Proposed elevations 21305/204B

Reason: - To ensure provision of a satisfactory development.