
Site Address:	84 Rails Lane, Hayling Island, PO11 9LP		
Proposal:	Rear conservatory.		
Application No:	APP/14/00524	Expiry Date:	18/07/2014
Applicant:	Mr & Mrs Byan	Team:	Team 1
Agent:	Mr P Longyear	Case Officer:	Daniel
	Topline Windows		Gender-Sherry
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Rails Lane is largely residential in nature and consists of a mixture of different styled dwellings. These vary from bungalows such as No.84, to 2 storey detached and semi detached dwellings.
- 1.2 To the north sits No.86 which is a bungalow with north facing dormers allowing for rooms in the roof. It has a gable end pitched roof with the gable end facing the highway. To the front is a open area of grassland allowing views into Whitethorn Road.
- 1.3 To the south sits a 2 storey detached dwelling, set slightly further back from the highway than No.84 and therefore has restricted views to the rear garden of No.84.
- 1.4 To the east (rear) is a 2 storey dwelling with its garden side boundary sharing that of the rear garden of No.84.
- 1.5 No.84 is positioned at an angle from Rails Lane compared to its two neighbours, meaning that the rear garden is better screened from its two storey neighbour to the south than would ordinarily be expected for dwellings positioned next to each other.

2 Planning History

34791 - Single storey rear extension permitted 22/07/87

3 Proposal

This application seeks permission for the addition of a single storey, rear conservatory with a simple hipped roof, positioned off the middle of an existing single storey, flat roofed extension.

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

None Applicable

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) Impact on neighbour amenity
- (iii) Impact on the character and appearance of the immediate area

(i) Principle of development

7.2 The site lies in the built up area of Havant where development is normally permitted subject to compliance with the Development Plan and any other considerations.

(ii) Impact on neighbour amenity

7.3 The orientation of No.84 within its plot is such that the proposed development is almost entirely out of view from the southern (No.82) neighbour, even though it has 2 storeys. Added to the orientation is the fact that No.82 is set further back within its own plot, resulting in the rear windows being unable to view the proposed area for the conservatory at No.84.

7.4 The neighbour the north (No.86) is capable of viewing the proposal, however there is natural screening along the shared boundary masking much of the proposed development area and the extension will be located near the centre of the garden adding reasonable distance from any overlooking neighbours. The fact that it is of single storey design means any impact inflicted upon neighbours would be minimal and considered acceptable.

(iii) Impact on the character and appearance of the immediate area

7.5 The proposal will not be visible from the highway or public domain.

- 7.6 While it is considered that the erection of a hipped roof conservatory will look slightly at odds next to the existing flat roof extension, it is not considered to be significant enough to refuse permission; primarily due to the limited area this will affect.

8 **Conclusion**

The conservatory is considered to be an acceptable addition, located appropriately within the centre of the plot with limited impact upon neighbouring dwellings. Therefore it is recommended that consent is granted.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00524 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:

Proposed Conservatory received by the Council 23 May 2014

Reason: - To ensure provision of a satisfactory development.