
Site Address:	51 Hollow Lane, Hayling Island, PO11 9EX		
Proposal:	Two storey front and side extension		
Application No:	APP/13/00461	Expiry Date:	23/07/2013
Applicant:	Mr Scott	Team:	Team 2
Agent:	Mr Davies	Case Officer:	Richard Nash
	Helyer Davies Architects Ltd		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a large detached two storey dwelling of traditional design and character and painted render and brick and tile finish, located within a generous plot on the north side of Hollow Lane, between its junctions with Westfield Avenue and Alexandra Avenue. The site has hedging to its front boundaries, with fencing and further hedging to the side and rear. The area is predominantly characterised by low to medium density residential development of a broadly similar character.

2 Planning History

92/57425/000: First floor side and rear extension. Approved.

3 Proposal

The current application proposes a two storey front and side extension to the dwelling.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

Supplementary Planning Guidance forming part of the HBLDF

Borough Design Guide

Listed Building Grade: Not applicable

Conservation Area: Not applicable

5 Statutory and Non Statutory Consultations

None

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: 1

Summary: Objections regarding impact on property to east: Loss of light to lounge and playroom through side window; View would be obstructed to south west from bay window of front room; Severe loss of natural light into main living space at rear of property as only small side window allows direct sunlight into this area - due to the close proximity to property of proposed extension; Quality of life - main natural sunlight from midday onwards into rear living area would be totally blocked; Main view out of south west side of bedroom window would be totally blocked and replaced with view of a wall; Invades personal space massively and makes house feel semi-detached rather than detached; Extension would overlook front garden and again block light where children play on bikes; Also often sit in front garden to supervise children and it would impose on living space due to how close it would be to property; Close proximity of proposed extension is not in keeping with the rest of the detached houses in Hollow Lane. There are no other properties that are so close to one another. Blocking of sunlight to western side of house would massively increase the prospect of damp as well as requiring more artificial lighting at our expense.

Comment: The impact of the proposal on local and neighbouring amenities is discussed below.

7 Planning Considerations

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 application site and locality
- (iii) Impact on neighbouring amenities

(i) Principle of development

It is considered that the provision of an extension to a dwelling of this scale and character, and in this location, would be acceptable in principle.

(ii) Impact on application site and locality

The proposal would appear as a subservient and complementary addition to the existing building and would have a limited impact on external amenity space. Within the street scene, the proposal would be viewed at a distance of approximately 10 metres, within the context of the existing dwelling and with a degree of screening being provided by the front boundary treatment.

Concern has been expressed that the proposal would have the effect of closing the gap between the dwelling and that to the east, and that this would be contrary to the

character of the locality. However, the proposal would replace a single storey garage, effectively increasing its footprint width by less than 1 metre, and would follow the elevation line of an existing two storey element to the rear part of this side of the application dwelling. Furthermore, gaps between dwellings and various extensions and outbuildings are not uniform in this section of Hollow Lane. It is therefore considered that the proposal would not have a detrimental impact on the character and appearance of the application site or wider locality, or the visual amenity of the street scene.

(iii) Impact on neighbouring amenities

The siting of the proposal in relation to the existing and adjoining dwellings is such that it is only likely to have a material impact on the amenities of the dwelling to the east (53 Hollow Lane). The physical relationship of the proposal with the adjoining dwelling, and how it would impact on the character of these properties and the wider locality, is discussed above. A visit was made to the adjoining property during the application process and the occupiers have raised further objections to the proposal as follows:

Severe loss of natural light into main living space at rear of property, and lounge and playroom:

The '25 degree' guidance for loss of daylight, as set out within the Borough Design Guide, is already breached by parts of the existing dwelling on the application site in each case. It is acknowledged that the proposal would add to this impact, but this would be at a relatively oblique angle (in the case of the living space) or not to the principal windows serving the room (in the case of the lounge and playroom). A degree of natural light would still be available directly between the two dwellings and from reflection off the white wall finish of the application dwelling.

Views would be obstructed to south west from bay windows of front room and bedroom:

Whilst the proposal would be visible from the side of these two bay windows, it would fall well outside of a 45 degree angle taken from a forward facing position.

Extension would overlook front garden and block light where children play on bikes and where they are supervised:

The proposed first floor windows would each serve an en-suite facility, and their obscure glazing could therefore be reasonably controlled by way of a planning condition. The addition of further windows should also be controlled in order to prevent opportunities for overlooking. Additional blocking of light to this area would be relatively limited, and within the context of that resulting from the existing dwelling.

It is considered that refusal of the proposal on these grounds could not be sustained. It is therefore considered that the proposal would not have a detrimental impact on the amenities of occupiers of neighbouring properties.

8 Conclusion

The proposed two storey front and side extension would be acceptable in principle and would not have a detrimental impact on the character and appearance of the application site or wider locality, the visual amenity of the street scene or the amenities of occupiers of neighbouring properties.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00461, 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Design and Access Statement
13034/001 (Existing and Proposed)

Reason: - To ensure provision of a satisfactory development.
- 3 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.
- 4 The windows at first floor level in the south and east elevations of the development hereby approved shall at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.
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.
- 5 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 roof or first floor of the development 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.