

DELEGATED OFFICER REPORT

Site Address:	32 St Marys Road, Hayling Island, PO11 9DB		
Proposal:	Extension to pool house to create a gym and outside recreational area.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00630	Expiry Date:	05/11/2024
Applicant:	Mr Williams		
Agent:	Mr Walker	Case Officer:	Robert Riley
	Parkers Design		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 32 St Marys Road is a single-storey dwellinghouse located in Hayling Island with a parking area to the front and a pool house to the rear of the rear garden. The property was formerly the site of Havant Day Services – St Mary's Road Annex and gained planning permission for a change of use from D1 to C3 (residential) under planning ref. APP/18/00979.
- 1.2 The application site is in an area that would be considered both urban and residential with the character of the road featuring bungalows and two-storey dwellings in evidence with a variety of external materials.

2 Planning History

90/55232/000 - Single storey rear extension., PERM,16/08/1990
92/55232/002 - Change of use to create Day Centre Satellite for Social Services Department for people with a Mental Handicap, PERM,25/03/1993
APP/18/00979 - Change of Use from Use Class D1 to residential Use (Use Class C3), PERM,03/01/2019
APP/20/01102 - Single storey side extension; fenestration alterations., PERM,01/03/2021

3 Proposal

- 3.1 Extension to pool house to create a gym and outside recreational area.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of
Havant Borough)
CS16 (High Quality Design)
DM10 (Pollution)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist, Tree Team

There are a small number of off-site trees in relation to this development (no TPOs) and it appears that the foundations/ground works have already commenced and are now in place. Any subterranean impact on tree roots will have already taken place. In terms of above ground constraints – there is a degree of canopy overhang from some of the trees. Common law rights allow for the overhanging branches to be cut back to the boundary.

None of the trees shown are of a TPO quality.

I raise no objection on Arb grounds.

Councillor Jonathan Hulls

No comments received

Councillor Paul Gray

No comments received

Councillor Wilf Forrow

No comments received

Developer Services, Southern Water

The development site is not located within Southern Water's statutory area for water supply/wastewater drainage services. Water for this site is provided by Portsmouth Water.

Please see the attached extract from Southern Water records showing the approximate position of our existing Surface Water pipe crossing the vicinity of the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

Environmental Health Manager, Community Group

I've viewed the proposed plans for the jacuzzi/gym extension. Google Earth does show an ex. 'shed' in the position where the gym is proposed to go.

The ex. 'pool' room I suspect is a pool table room? If it were an indoor swimming pool room, it would potentially have come in contact with the Southern Water surface water sewer at the time of construction, which line appears to run under the ex. building & the proposed extensions.

I have no adverse comments to make in regard to the application, other than to ask that if the Planning authority is minded to approve this application that the following informatives be added to the decision notice:

Regarding Hours of Work:

You are hereby advised to ensure that no works or ancillary operations associated with any demolition, excavation, clearance and construction works at the development, which are audible at the site boundary, shall take place on any Sunday or Bank / Public Holiday, nor on any other day except between the following times: Monday to Friday: 8.00 – 18.00 and Saturday: 8:00 – 13.00.

This is in order to protect the occupants of nearby residential properties from noise and vibration nuisance

Regarding Bonfires:

You are hereby advised to ensure that no bonfires take place on this site, during any phase of the operation i.e. demolition, excavation, clearance and construction works. If you feel you have a legitimate reason for a bonfire, it is recommended you enquire with the Environmental Health Pollution team, at Havant Borough Council, prior to taking this action.

This is in order to protect the occupants of nearby residential properties from smoke nuisance.

Regarding Dust Control:

You are hereby advised to ensure that appropriate measures are employed for the control of any dust that might emanate from the development site. The methods of dust control should be in accordance with the guidance as laid out in the BRE Report 456 - Control of Dust from Construction and Demolition activities.

This is in order to protect the occupants of nearby residential properties from dust nuisance.

Regarding external lighting: You are hereby advised to ensure that if any external floodlighting or other form of external lighting scheme is to be installed in connection with this development, that it shall not cause a light nuisance issue to any neighbouring property. If you should have any queries in this regard you are asked to contact the Environmental Health Pollution team, at Havant Borough Council.

This is in order to protect the occupants of nearby residential properties from light disturbance / nuisance.

Portsmouth Water Company

Portsmouth Water have reviewed the application and associated documents for APP/24/00630 and have no concerns regarding impacts to groundwater quality. Therefore, we do not recommend any planning conditions to be included on the planning permission.

HBIC

Within 50m: Notable and Protected species: Autumn Lady Tresses, Stag Beetle

Officer comment:: *The application site's rear garden as of the site visit, was noted to be almost fully paved, and foundations for the works have been installed in the rear garden.*

Autumn Lady Tresses are typically found in grasslands, meadows, heathlands, and marshes. In light of this, the rear garden, being almost fully paved is considered unlikely to support a suitable habitat to host Autumn Lady Tresses's and impacts to this protected species are not likely to occur.

Stag Beetles, are typically found in oak woodlands, but are also found in more built-up areas in parks and gardens, provided there is plenty of tree cover, they also prefer areas with soil to lay eggs. In light of this, the rear garden features little tree cover and the soil appears to be almost entirely paved over. In light of this, officers consider impacts to this protected species unlikely to occur.

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: 15

Number of site notices: 1.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Summary of comments from this third party:	
Not a good idea to build the proposed Extension to pool house	Objection to the principle of these works has been taken into consideration by officers.
Big ugly building on a beautiful road like St Marys	Design aspect of the works is considered in section 7.
Walls and walls of brick and of length	Objection to further brickwork on curtilage is noted.

Not low key	The large scale of the works is noted and is assessed in section 7
Hayling Seasonal light would be blocked to nearby properties	Neighbour impacts regarding light is assessed in section 7
No building should be built that blocks any natural light.	A level of overshadowing is normal from works, however, whether this level is acceptable or not is assessed in section 7.
Would impact nearby school	The works would be to the rear of the main dwelling, and is not considered by officers to unacceptably impact nearby schools and their pupils.
Congestion build up	This is not a planning consideration relevant to this application - the works do not propose any increase in bedrooms/occupancy.
Would ruin local walks, no buildings should interfere with established safe walking routes	The development is to the rear of the main dwelling, with footfall likely to be across St Mary's Road it is not considered to impact the safety of children walking local school routes.
Present site has too much brickwork not enough grass	The application site at present features little to no grass, and design aspect regarding materials is assessed in section 7.
People have a right to human wellbeing, this proposal is considered to go against this	This is noted, and neighbour impacts are assessed in section 7.
Comments relating to nearby access routes and link roads	Due to the location of the proposal, access routes/link roads to the front of the application site are not considered to be impacted by the works, design and neighbour impacts to the access road to the rear is assessed in section 7.
<i>This third party later commented in addition to the original objection:</i>	
No adaptations/improvements would make this acceptable.	Objection to the principle of these works has been taken into consideration by officers.

Comments about drilling and noise	Not a planning issue.
Disrupt natural harmony	The works are not considered to disrupt the natural harmony of the area.

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 design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Biodiversity Net Gain (BNG)
- (v) Arboriculture
- (vi) Environmental Health
- (vii) Ecology

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

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

Character, bulk and the streetscene

7.3 The existing outbuilding, which is in a pitched gable roof design, has an eaves height of approximately 2.3 metres and a ridge height of approximately 4.1 metres. The existing outbuilding has a width of approximately 8.4 metres and a depth of approximately 6 metres. Following the extension works to the outbuilding, it would have a proposed approximate 20 metre width and a depth of approximately 6 metres.

7.4 In terms of the built form within the plot, the existing outbuilding (poolhouse) is approximately 46sqm, the extension would increase its size to approximately 120sqm. Regarding the amenity space within the plot, it was ascertained during the site visit that the proposed pool house extension would not make the site feel overdeveloped, as the proposed works would not bring the existing outbuilding closer to the main property, and would therefore leave the host property with sufficient amenity space.

7.5 The agent has confirmed in an email that the works would feature larch for the external walls and grey slate tiles for the roof, this is considered modern and contemporary in design and considered acceptable in appearance and the character of the application site. It is noted that the streetscene features a mix of external materials in proximity to the application site. Thus in principle, it is considered that these materials would be suitable for the character of the area.

- 7.6 In terms of its impact on the wider area, the scale of the resulting building would be unique on the road, however, the building would feature extensive shielding on the street by the existing bungalow. To its rear it would be visible from an access road, however, this would only be used by a limited amount of footfall, and in light of this, its impact on the visual amenities of the public realm is not considered unacceptable. The plot is considered to be left with sufficient amenity space retained if permission is forthcoming, and the scale of the building on balance is considered to remain subservient to the host dwelling as it would be smaller in height, and feature a single-storey nature.
- 7.7 The design and appearance of the proposal is on balance deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy 2011). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.8 To the eastern side of the application site are flats 1-4 Hilden Court, which are the principal properties likely to be affected by the development. Due to the location of the proposed extension to the outbuilding, No.30 St Mary's Road to the west is considered to be acceptably impacted. Furthermore, due to the proposed location of the works and their scale, properties to the front of the application site are considered to be acceptably impacted. Moreover, due to the land behind the application site being an access road for cars, this, and properties to the rear of the application site are considered to be acceptably impacted.

Nos 1-4 Hilden Court

- 7.9 The proposed works would feature no additional fenestration facing Nos 1-4 Hilden Court, and any oblique views provided by the front fenestration of the outbuilding would face the existing boundary treatment which is considered acceptable.
- 7.10 The proposed outbuilding extension would feature a gable pitched roof with a proposed eaves height of 2.3 metres and a proposed ridge height of 4.1 metres. The proposed extension would go right to the boundary of Nos 1-4 Hilden Court's rear amenity space. In consideration of the 6 metre depth of the proposed outbuilding extension, officers are of the opinion that though it would increase a sense of being enclosed upon this rear amenity space, it is considered by officers that it would not be of such a scale to warrant the refusal of this planning application.
- 7.11 Regarding overshadowing impacts from the proposed works, officers note that there would be an increase in overshadowing from this proposal. Officers note that with regards to the orientation of the sun and the location of the works; being west/southwest of Nos 1-4 Hilden Court's rear amenity space, that impacts upon this space would be felt primarily in the afternoon, with impacts felt more in winter and less during summer. In consideration of this and the relatively limited depth and proposed modest height of the proposed outbuilding, officers do not consider that the impacts of the works would be so severe to justify the refusal of this planning application. Officers furthermore note that an outbuilding (shed) in close proximity to the boundary has been removed recently which would lessen the increase of overshadowing and sense of enclosure from this proposal.

- 7.12 Consequently, it is considered on balance that the proposal would not appear overbearing or lead to a loss of light, outlook or privacy and on balance would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy 2011). It is noted 2 letters of objection were received from the same third party with respect to the scheme.

(iv) Biodiversity Net Gain (BNG)

- 7.13 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

(v) Arboriculture

- 7.14 Due to nearby trees to the proposed works, the Council's Arboriculturist was consulted during the application process. The Council's Arboriculturist stated "*There are a small number of off-site trees in relation to this development (no TPOs) and it appears that the foundations / ground works have already commenced and are now in place. Any subterranean impact on tree roots will have already taken place. In terms of above ground constraints – there is a degree of canopy overhang from some of the trees. Common law rights allow for the overhanging branches to be cut back to the boundary. None of the trees shown are of a TPO quality. I raise no objection on Arb grounds*". In light of these comments, the proposal is considered to accord with policy CS11 of the Havant Borough Local Plan (Core Strategy 2011) and is considered acceptable in this regard.

(vi) Environmental Health

- 7.15 Due to the proposed jacuzzi, Environmental Health was consulted during the application process. Environmental Health had no adverse comments to make regarding the application but recommended for informatives to be added to a decision notice if permission is forthcoming. In light of this, this proposal is considered to accord with Policy DM10 of the Havant Borough Local Plan (Core Strategy 2011) and is considered acceptable in this regard.

(vii) Ecology

- 7.16 The application site has been found to be within 50 metres of notable and protected species: Autumn Lady Tresses and Stag Beetle's. The application site's rear garden as of the site visit, was noted to be almost fully paved, and foundations for the works have been installed in the rear garden.
- 7.17 Autumn Lady Tresses are typically found in grasslands, meadows, heathlands, and marshes. In light of this the rear garden, being almost fully paved, is considered unlikely to support a suitable habitat to host Autumn Lady Tresses's and impacts to this protected species are considered unlikely to occur.
- 7.18 Stag Beetles are typically found in oak woodlands, but are also found in more built-up areas in parks and gardens, provided there is plenty of tree cover - they also prefer areas with soil to lay eggs. In light of this, the rear garden features little tree cover and the soil on the rear garden appears to be almost fully paved over. In light of this, officers consider impacts to this protected species unlikely to occur.

- 7.19 In light of these considerations, this proposal is considered to accord with Policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy 2011) and is considered acceptable in this regard.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties and features of natural interest. On this basis it is recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00630 subject to the following conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by 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:

Drawing Number: P0: BLOCK AND LOCATION PLANS: Uploaded 11/12/24

Drawing Number: P1: EXISTING GROUND FLOOR: Uploaded 11/12/24

Drawing Number: P10: 3D RENDER IMAGE 4: Uploaded 11/12/24

Drawing Number: P11: EXISTING AND PROPOSED STREET SCENE:
Uploaded 11/12/24

Drawing Number: P2: PROPOSED GROUND FLOOR PLANS: Uploaded
11/12/24

Drawing Number: P3: EXISTING AND PROPOSED ELEVATIONS (FRONT):
Uploaded 11/12/24

Drawing Number: P4: EXISTING AND PROPOSED ELEVATIONS (REAR):
Uploaded 11/12/24

Drawing Number: P5: EXISTING AND PROPOSED ELEVATIONS (RIGHT):
Uploaded 11/12/24

Drawing Number: P6: EXISTING AND PROPOSED ELEVATIONS (LEFT):
Uploaded 11/12/24

Drawing Number: P7: 3D RENDER IMAGE 1: Uploaded 11/12/24

Drawing Number: P8: 3D RENDER IMAGE 2: Uploaded 11/12/24

Drawing Number: P9: 3D RENDER IMAGE 3: Uploaded 11/12/24

Confirmation of materials in email named FURTHER EXTENSION OF TIME
UNTIL 24_12_24 AND CONFIRMATION OF EXTERNAL MATERIALS:
Uploaded 23/12/24

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated in the email named FURTHER EXTENSION OF TIME UNTIL 24_12_24 AND CONFIRMATION OF EXTERNAL MATERIALS , or shall match, in type, colour and texture, those of the existing building so far as practicable.

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.

- 4 The extensions and works hereby permitted to the existing outbuilding shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and the outbuilding shall not be used as a separate unit of accommodation.

Reason: The outbuilding is not a satisfactory position and has insufficient amenity space to be occupied separately from the main dwelling, and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.