

DELEGATED OFFICER REPORT

Site Address: 132 Southwood Road, Hayling Island, PO11 9QH
 Proposal: Demolition of existing garage and rebuild with improved flood defence creating a utility and external storage. Creation of first floor balcony including general door, window and external material changes.
 Application Type: Full Planning Permission
 Application No: APP/24/00920 Expiry Date: 06/01/2025
 Applicant: Mr & Mrs Brent
 Agent: Mr Bessant Case Officer: Jennie Fox
 JB Architecture
 Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 132 Southwood Road, Hayling Island, PO11 9QH is a semi-detached chalet bungalow to the south of Southwood Road, with an attached flat roofed garage and a driveway to the west boundary and a parking area immediately in front of the host dwelling. The property is well set back from Southwood Road by on road parking and a public footpath as well as the driveway and parking, and is finished in white painted brickwork and white cladding boards with white uPVC fenestration under concrete roof tiles. The garden to the south and rear of the site overlooks Eastoke Beach and The Promenade.
- 1.2 The surrounding area comprises a mix of single and two storey properties and has no established architectural pattern. It was noted during the site visit that the majority of properties to the south of Southwood Road in the vicinity of the application site have rear facing first floor balconies and that both the balconies and rear gardens are relatively open to public view from The Promenade.

2 Planning History

None.

3 Proposal

Demolition of existing garage and rebuild with improved flood defence creating a utility and external storage. Creation of first floor balcony including general door, window and external material changes.

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

CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020: N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Mark Coates

No comments received.

Councillor Netty Shepherd

No comments received.

Councillor Peter Oliver

No comments received.

County Archaeologist

Thank you for your consultation. I am happy to confirm that in light of the small scale of the development I would not raise any archaeological issues.

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: 10

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received.	

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) Flood risk
- (v) Parking and highways
- (vi) Biodiversity Net Gain (BNG)

(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

7.3 The proposals are to demolish the existing garage and build a new utility room and storage area in the same approximate location, create a new rear balcony at first floor accessed from the master bedroom, and internal works that will remove one of the existing three bedrooms. The materials proposed are brickwork, roofing tiles, and fenestration to match the host dwelling, with the introduction of a small amount of weatherboard cladding to the dormers, rear of the proposed ground floor extension, and balcony screens. Weatherboard cladding in a variety of colours can be seen around the local area and the host dwelling itself currently has some areas of white cladding board. The proposed materials are therefore deemed to be acceptable.

7.4 The proposed utility and storage area extension would follow the existing garage frontage, would be marginally narrower in plan to allow for the proposed perimeter drainage and would project beyond the rear of the host dwelling by approximately 2.8m. The ridge height of the proposed extension would be approximately 4.3m, an increase of 1.9m from the existing flat roof of the garage. The pitch of the proposed extension roof would be lower than that of the host dwelling to reduce the overall height. The proposed extension would be well set back from the frontage and has been integrated into the proposed balcony design to give a cohesive appearance.

7.5 The proposed balcony would align with the rear of the proposed utility extension and an existing extension at No.132A. It would have a width of approximately 5.6m, stopping short of the boundary to No.132A, with clear glazing to the south and screening to both sides. The screening would extend above finished floor level by 1.1m in cladding, and to the east boundary further screening up to 1.8m is proposed in obscure glazing. The precedent for rear balconies in a variety of styles, sizes, and materials is well established in the locality.

7.6 The design and appearance of the proposal is 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). 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

- 7.7 To the west of the application site is 130A, a semi-detached chalet bungalow with an existing rear balcony and east facing rooflights. No. 130A is longer in plan than the host dwelling and therefore extends further forward by approximately 5m and beyond the rear wall of the application site garage by approximately 0.5m. The property is separated from the application site by a brick boundary wall approximately 1.5m high and by a 1m wide access path, which is overlooked by an entrance door and two windows to the east flank wall. The smaller window to the north of the entrance door serves a bathroom and the second window serves a kitchen. Both windows are obscure glazed, and the kitchen window is situated so that the reveal to the south would be approximately level with the front of the proposed extension. Due to the positioning of the flank wall fenestration, the impact of the proposed pitched roof design on light and outlook is deemed to be limited. Whilst the proposed utility extension would extend approximately 1m beyond the rear of No.130A, it would accord with the guidance set out in sections 5.43 and 5.44 of the Havant Borough Council Design Guide SPD and is therefore considered to be acceptable. The proposed balcony would be inset from the boundary to No. 130A by approximately 2.6m to prevent undue overlooking to the dwelling, and, as noted in 1.2 above, the properties in this location all currently have rear gardens that are visible from the public realm. As such the proposed balcony is deemed to have a limited impact on the privacy of the rear garden at No.130A.
- 7.8 To the east is No.132A, which is the other half of the semi-detached pair. No.132A has an existing full width rear balcony without screening and accessed from two sets of double doors. The proposals include 1.8m high screening to the east of the proposed balcony, comprised of weatherboard cladding with obscure glazed panels over. Consequently the privacy of No.132A is considered to be protected, and it is noted that the use of obscure glazing at high level would prevent unreasonable loss of light. The impact to this property is therefore deemed to be limited and acceptable.
- 7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Flood risk

- 7.10 The proposal is within Flood Zones 2 and 3. The applicant has submitted the required Flood Risk Assessment and has indicated that floor levels within the proposed development will be set no lower than existing levels and flood mitigation and resilience techniques will be incorporated into the build where appropriate. This is satisfactory in meeting the requirements of Policy CS15.

(v) Parking and highways

- 7.11 The proposal would reduce the size of the existing garage to accommodate the proposed utility room, and the remaining space would be used for storage. Three parking spaces have been shown to the front of the site within the retained driveway. The size and amount of spaces shown meets the requirements specified in the Havant Borough Council Parking SPD (2016) and accords with Policy DM13.

(vi) Biodiversity Net Gain (BNG)

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

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. On this basis it is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00920 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:

SITE & LOCATION PLANS PL838.24 - 01 REV A
EXISTING FLOOR PLANS PL838.24 - 02 REV A
PROPOSED FLOOR PLANS PL838.24 - 03 REV C
EXISTING & PROPOSED ELEVATIONS PL838.24 - 04 REV B
FLOOD RISK ASSESSMENT by JB Architecture

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, 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.