

DELEGATED OFFICER REPORT

Site Address: 6 Salterns Close, Hayling Island, PO11 9PL
Proposal: Demolition of existing garage to be replaced by new workshop and greenhouse with solar panels to roof.
Application Type: Full Planning Permission
Application No: APP/25/00094 Expiry Date: 08/04/2025
Applicant: Spratt
Agent: G Bramble-Stewart Case Officer: Selina Donophy
 NOW Chartered Surveyors
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 **Site Description**

This application site comprises a detached chalet bungalow located on the north side of Salterns Close, Hayling Island. This property has a pitched roof with solar panels to the roof slope. There are existing outbuildings on site, one of which also features solar panels to the roof slope. The site backs on to an inlet of Chichester Harbour and this forms the boundary with the Chichester Harbour National Landscape as well as SSSI and SPA sites. To the rear of the site there are 3 TPO trees. The site encompasses the pathway to the west side of the site as well as land to the rear as shown by the red line on the site plan.

2 **Planning History**

99/60231/003 - Provision of dormer to side (east), PERM,09/08/1999

96/60231/002 - Construction of slipway to rear of site, PERM,02/07/1996

95/60231/000 - Rear extension to existing garage to form garage and boat store, PERM,24/08/1995

04/60231/004 - Variation of Condition 1 of Planning Permission 99/60231/003 to allow a further 5 years for commencement of development. To provide a dormer window to the side (east) elevation., PERM,07/07/2004

09/60231/005 - Two storey front extension incorporating balcony., PERM,01/10/2009

APP/10/00590 - Two storey front extension incorporating balcony and glazed covered walkway. , PERM,26/10/2010

APP/16/01150 - First floor rear extension. (Revised Submission)., PERM,13/12/2016

3 **Proposal**

Demolition of existing garage to be replaced by new workshop and greenhouse with solar panels to roof.

4 **Policy Considerations**

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016
Chichester Harbour Area of Outstanding Natural Beauty Joint SPD 2017

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS16	(High Quality Design)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)
DM9	(Development in the Coastal Zone)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

Arboriculturalist, Tree Team

This is a fairly simple consultation, and I raise no objection to the application. There are TPO Oaks to the rear of the garden at the property and the proposed development is unlikely to impact on these due to the distance.

Chichester Harbour Conservancy

Chichester Harbour Conservancy's Response Recommendation – No objection, subject to :-

- implementation with the specified external facing and roofing materials;
- that the existing workshop building be demolished and all resultant materials removed from the site;
- that no trade or business be operated from the proposed larger workshop building; and,
- that the solar panels to be fitted be wholly black in colour, including their surrounds/edging.

A site visit was made 5.3.2025 and regard had to the policy framework* below. These comments are made in respect of the amended plan notified to The Conservancy. The shoreline of the property marks the boundary with the Chichester Harbour National Landscape (NL, formerly AONB), whose setting is a material planning consideration under paragraph 189 of the NPPF.

Detached chalet bungalow (constructed circa 1966 – reference 13128/7 & /7 amended), whose rear garden backs onto Chichester Harbour. A narrow grassed accessway leads down to the Harbour at the west side of the property. Although the description of development uses the word 'garage', it is difficult to see how this would be accessed by a vehicle, unless some fencing was removed.

There is a tree proximate to the northern end of the proposed replacement domestic

workshop. This has not been surveyed/shown on the submitted block plans. It is not an especially attractive or well-developed tree, in comparison to the fine oak trees at the shoreline. Nonetheless, it is a natural feature within the setting of the NL. Some consideration should be given to its replacement if it is to be lost. Although no plans are available to view on-line, decision 95/60231/000 may have consented a similar sized structure at the site 24-8-1995. Single storey in scale, the amended plan indicates a moderately higher roof ridge to both the workshop and greenhouse elements. The proposals would be wholly subservient to the host dwelling and set well back from the Harbour.

The Conservancy supports the provision of the new raised wall pond to enhance biodiversity at the site and also supports the provision of solar panels, subject to their being wholly black in colour. *Policy framework NPPF - 1-3, 6-12, 29, 48-49, 129-132, 135-140, 167, 187, 189, 231-232; NPPG ID's – 6-8, 21a, 26, 31; HBLP – CS11, CS12, CS16, DM9; HBLPA – AL1-AL2; CHMP – 1-2 ; SPD. NPPF – National Planning Policy Framework – (December 2024, as adjusted 7-2-2025) NPPG – National Planning Practice Guidance (March 2014 onwards) HBLP – Havant Borough Local Plan (Core Strategy)(2011) HBLPA – Havant Borough Local Plan Allocations DPD (December 2013) CHMP – Chichester Harbour Management Plan (2019-2025) SPD - Havant Borough Design Guide (2011)

Councillor Mark Coates

No comment received

Councillor Netty Shepherd

No comment received

Councillor Peter Oliver

No comment received

Ecologist

Thank you for consulting me on this application. Based on my review of the application documents, online sources and GIS mapping I am satisfied that there is unlikely to be ecological impacts arising from the proposed development. No further information is necessary.

Developer Services, Southern Water

From reviewing the submitted documents, Southern Water has no objections for the proposed works proceeding due to the pond now being the required 5m distance away from the existing surface water pipe.

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None 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 and the Chichester Harbour National Landscape
- (iii) Effect on neighbouring properties
- (iv) Biodiversity Net Gain (BNG) and Ecology
- (v) Flood risk
- (vi) Trees

(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 and the Chichester Harbour National Landscape .

7.3 This proposal comprises a detached outbuilding in proposed use as a workshop located in the rear garden of the host dwelling in the site where there is an existing outbuilding in a state of disrepair. The existing building measures approximately 5.25 metres , it has a pitched roof and is sited along the western boundary of the site . This building would be removed with the proposed outbuilding located in this siting. The proposed outbuilding would have dimensions of approximately 13 metres in length ,3 metres of this would form a conservatory/ garden room area whereby the roof would be slightly set down from the main building . Both would have a pitched roof, with the main building featuring solar panels along the full length on both east and west sides. Proposed materials include roof felt or felt shingles to the roof and cladding to the elevations. The main building would have a height of approximately 4 metres and a width of 4 metres . There would be doors and windows to both ends of the building as well as two windows and a door to the east elevation. A pond is also proposed , sited between the proposed outbuilding and the existing outbuilding/studio which is sited on the eastern boundary of the site. The applicant has confirmed that the outbuilding would be for personal use only.

7.4 The site is located within the Chichester Harbour National Landscape and therefore the Chichester Harbour Conservancy have been consulted on this proposal. They have stated the following :

Chichester Harbour Conservancy's Response Recommendation – No objection, subject to :-

- implementation with the specified external facing and roofing materials;

- that the existing workshop building be demolished and all resultant materials removed from the site;
 - that no trade or business be operated from the proposed larger workshop building;
- and,
- that the solar panels to be fitted be wholly black in colour, including their surrounds/edging.

These details have been confirmed with the applicant and relevant conditions will be applied. It is considered that the impact on the adjacent AONB would be limited and acceptable.

- 7.5 It is noted that the proposed outbuilding is large in size and there is an existing outbuilding in the form of the studio already located within the site. Despite this, the plot is fairly generous in scale and therefore it is considered that an additional outbuilding could be accommodated within the site without resulting in an overdeveloped appearance of the plot. In addition, the location of the outbuilding is not in a highly visible area and would not be particularly visible from the public realm unless one was using the walkway down to the shoreline. The proposed materials are deemed to be acceptable in appearance and overall the proposal is judged to be acceptable in terms of its impact on the character of the area and the host dwelling.
- 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 east of the site is No. 7 Salterns Lane. The proposed outbuilding would be located on the opposite side of the site and is not deemed to impact No. 7.
- 7.8 To the west of the site is No. 5 Salterns Lane - the properties are separated by the pathway that runs north towards the water. The outbuilding would be set a reasonable distance from the rear elevation of No.5 and is not considered to result in a harmful impact on light to the rear of this property.
- 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) Biodiversity Net Gain (BNG) and Ecology

- 7.10 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain. The Council's Ecologist has been consulted on this application and has no objection to uphold.

(v) Flood risk

7. 11 This site is located in Flood Zone 3. A Flood Risk Assessment has been provided which states that floor levels will be set no lower than existing and floor resilience measures will be incorporated into the scheme where appropriate.

(vi) Trees

- 7.12 There are 3 Common Oak TPO trees located at the end of the rear garden . Havant's Arboricultural Officer has been consulted on this proposal and he raises no objection to this proposal due to the distance between the outbuilding site and the trees.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours. The design and appearance of the proposal is deemed appropriate in context to the main building and, subject to relevant conditions is considered to conserve the character and setting of the Chichester Harbour Protected Landscape. The mitigating factors and imposed planning conditions would result in an acceptable and appropriate development which should be recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/25/00094

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:

Application Form - materials uploaded 10.02.2025

Email from Now Chartered Surveyors confirming solar panels colour uploaded on the 13.03.2025

6 SALTERNS 04 REV B	AMENDED PROPOSED ELEVATIONS
Uploaded 11 Feb 2025	FLOOD RISK ASSESSMENT
6 SALTERNS 12 REV A	PROPOSED BLOCK PLAN
6 SALTERNS CLOSE 7	LOCATION PLAN
6 SALTERNS CLOSE 10 REV A	PROPOSED SITE PLAN
6 SALTERNS CLOSE 11 REV A	LOCATION PLAN
6 SALTERNS CLOSE 03 REV A	PROPOSED FLOOR AND ROOF PLANS
6 SALTERNS CLOSE 08	PARKING PLAN
6 SALTERNS CLOSE 09 REV A	PROPOSED BLOCK PLAN

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 unless otherwise agreed 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.

- 4 Within one month of the first use of the outbuilding hereby permitted the spoil from the existing outbuilding which it has replaced shall be removed from the land unless otherwise agreed by the Local Planning Authority.
Reason: In the interests of the character and amenities of the area and having due regard to policies CS16 and CS12 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 The building hereby permitted shall for incidental use to the residential property No. 6 Salterns Close and shall not be used for business purposes.
Reason: In the interests of the residential amenities of the area, the character of the adjacent National Landscape and ecology having due regard to policies CS11, CS12 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.