

Site Address: 43 North Shore Road, Hayling Island, PO11 0HN
 Proposal: Single storey extension to rear, alterations to main roof, glazed canopy to rear ground floor, alterations to windows and doors, addition of rooflights, extension to balcony to rear, gazebo to rear garden, alterations to porch roof.
 Application Type: Full Planning Permission
 Application No: APP/24/00364 Expiry Date: 08/07/2024
 Applicant: Mr S Tattersall
 Agent: Mr M Norris Case Officer: Robert Riley
 Ward: Hayling West

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises of a two storey detached dwelling located in Hayling Island. The application site features ample parking provided by the driveway and a garden to the front of the dwelling, with a garden to the rear providing views of marshland and Portsmouth.
- 1.2 The application site is in an area that could be described as both urban and residential, with the character of the road featuring similarly sized dwellings in evidence.

2 Planning History

94/52771/003 - Alteration to porch roof and shed/store to rear, PERM, 12/05/1994

3 Proposal

- 3.1 There are 8 elements being proposed:
- Single storey extension to rear
 - Alterations to main roof
 - Conversion of rear part of lounge/dining area to new patio area with approximate height of 15cm with glazed canopy.
 - Alterations to windows and doors
 - Extension to balcony to rear
 - Gazebo to rear garden
 - Alterations to porch roof.
 - Infill panel at front elevation

Officer note

- 3.2 It is noted that the existing plans have omitted an existing window on the first floor southwestern elevation, which exists at present and would not be for consideration as part of this application as it already exists.

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)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

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

Councillor Jonathan Hulls

No comments received

Councillor Paul Gray

No comments received

Councillor Wilf Forrow

No comments received

Developer Services, Southern Water

Protection of Public Apparatus

It appears that the developer is intending to build-over a public surface water sewer which is crossing the site. Building over a “public sewer” is not normally permitted by Southern Water. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for Southern Water to allow building-over the sewer.

The length of sewer to be built over under the terms of Part H of the Building Regulations dictates that the matter is determined by the sewerage undertaker, which in this case is Southern Water. The conditions and application associated with the build-over a public sewer are available at Southern Water's Get Connected service: developerservices.southernwater.co.uk

In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.

It is possible that a sewer now deemed to be public could be crossing the development site.

Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Foul and Surface Water Drainage

Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link: southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm Sewer
- Combined Sewer

Guidance on Building Regulations is here:

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h
For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

Officer comment:

See Section 7 (v) below - the requested pre-commencement condition has been agreed with the applicant's agent and forms part of the recommendation

Environment Agency

No comments received

Langstone Harbour Board

No comments received

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
According to the plans there is proposed a new veranda with privacy screening to one side but not the other. This new veranda would be alongside a bedroom and an ensuite bathroom which implies it would be used by people in bathrobes or nightwear. This requires the need for privacy to neighbours on both sides. It is proposed to abut the new veranda to an old existing veranda which is not to modern standards and has no privacy screens. To reach modern standards the new veranda should either be considered as a new veranda (which it is) and have privacy screens on both sides of it, or if added to an old veranda the whole thing should be brought up to modern standards, i.e. with privacy screening on both sides. This planning application should not enable my neighbours, scantily clad or otherwise, to peer, from height, into the windows at the back and side of my house, or my patio area	Though it is noted that at present, the existing balcony as mentioned in section 7 unfortunately at present permits overlooking of Nos 41 and 45 North Shore Road. As the balcony would only feature a new addition which would be modestly sized and would feature a privacy screen, and that the balcony is not being replaced. Officers have not considered it appropriate to condition the balcony in order to meet modern standards, though it is unfortunate that it does not meet these standards.
Comment objecting to the proposal due to the gazebos proximity to a neighbouring slipway.	The plans for the gazebo have been subsequently amended by the agent to be further away from the slipway.

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) Ecology
- (v) Southern Water
- (vi) Flood zone

(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 works to the dwellinghouse itself would be readily visible upon the streetscene, however, these visible changes would largely be minor.

7.4 The gable-to-hip conversion of the roof would be considered to be in keeping with the existing dwelling and promotes a more symmetrical dwelling and is considered acceptable

7.5 Regarding the front elevation, the infill panel to the front elevation would be considered modest and in keeping with the dwelling, furthermore the changes to fenestration and doors of the dwelling are considered in keeping as well. Moreover, the change to the roof of the front porch would be a minor change and in keeping with the existing dwelling and is considered acceptable.

7.6 The rear extension is considered to be of a very modest scale and subservient to the dwelling and is considered to align with the Havant Borough Design Guide SPD and is therefore considered acceptable.

7.7 The addition to the balcony with regards to character is considered in keeping with the dwelling and would only be a modest addition to the existing balcony and is considered acceptable.

7.8 The gazebo though of a significant height, would not be readily visible on the streetscene and would be considered to be subservient to the dwellinghouse, and would therefore have an acceptable impact regarding the character of the application site.

Materials

7.9 The proposed materials to be used would match the existing dwelling and are therefore considered to be in keeping and acceptable.

7.10 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 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

7.11 To the northeastern and southwestern sides of the application site are properties at

Nos 45 and 41 North Shore Road. Due to proximity, the main impact to assess would be in regard to these two properties. Due to the location, nature and scale of the works, properties to the front of the dwelling are considered to be acceptably impacted. The alterations to the main roof to hip the northeastern section of the roof, alteration to the front porch and the infill panel to the front elevation aspects of the works are considered to have acceptable neighbourly impacts. The glazed canopy over the rear patio aspect would replace a section of the existing dwelling and as it was confirmed in an email uploaded 5/7/24 to be approximately 15cm tall the patio aspect of it would be able to be built under permitted development rights and this aspect of the works is considered to have an acceptable impact upon neighbours.

Officer note

- 7.12 While it is noted that the existing balcony permits overlooking of both Nos 45 and 41 North Shore Road's rear gardens, the existing balcony is not for consideration of its merits as part of this application (APP/24/00364), only the minor addition of balcony space that the application seeks to provide.

No.45 North Shore

- 7.13 To the northeastern side of the application site is No.45. The proposed Gazebo was amended to be further from the common boundary and would be 0.75 metres from the shared boundary of Nos 43 and 45. Though it is noted the gazebo features a reasonable height, it is located next to tall hedging, which has been confirmed by the agent in an email uploaded on 30/7/24 to be retained. In light of this it is considered that this gazebo would therefore have an acceptable impact upon No.45 in regards to that the hedging is intended to be retained. The extension to the balcony to the rear of No.43 would be located next to the existing balcony. Whilst unfortunate, that the existing balcony permits overlooking, it is not for consideration as part of this proposal. Furthermore, this section of balcony would provide less overlooking than the existing balcony due to its location. In light of this, officers do not consider this addition to make overlooking materially worse of No.45 and consider its addition to be acceptable with regards to this property. The rear extension would be shielded by the existing dwelling, and would acceptably impact No.45. Alterations to windows and doors would replace existing fenestration on the front and side elevations and on the rear elevation would face onto the rear garden, and at most would provide oblique views of No.45 and therefore these alterations with regards to doors and windows would be considered acceptable. With these considerations, the works are considered to have an acceptable impact upon No.45.

No.41 North Shore

- 7.14 To the southwestern side of the application site is No.41. The Gazebo would be of a reasonable height of approximately 3.5 metres, but is considered to feature a sufficient separation distance from this dwelling of approximately 12.5 metres and would not impact this dwelling. The existing balcony at present allows overlooking of No.41, however as stated in section 7.13 is not for this application to consider. The extension of this balcony would ordinarily increase overlooking of No.41's rear garden, however, the plans feature a 1.8-metre obscure privacy wall on the western elevation of this balcony. In light of this balcony screening of the addition of balcony, the extension of it would not materially make overlooking of No.41's rear garden worse, with views provided by this balcony addition facing No.43's rear garden or otherwise only being able to provide further oblique views of No.41's rear garden. This balcony

screening will be conditioned if permission is forthcoming, and regarding these considerations, the balcony addition is considered acceptable. The rear extension would be of a very modest scale and would feature a 4.2 metre separation distance from No.41 and No.43's common boundary, at this distance and in consideration of its modest height it would not increase overlooking or a sense of overbearing. The rear extension would provide further fenestration on the southwestern elevation however, this would face boundary treatment and would replace existing fenestration levels and is considered acceptable with regards for its potential to overlook No.41. Regarding changes to fenestration it would only replace existing fenestration on the front and side elevations which would not increase levels of overlooking of No.41 which is considered acceptable and changes to the rear would provide views of No.43's rear garden or otherwise only oblique views of No.41's rear garden which is considered acceptable. With these regards, this proposal is considered to have an acceptable impact upon No.41

- 7.16 Consequently, it is considered that the proposal would 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 2011). It is noted two letters of objection were received with respect to the scheme.

(iv) Ecology

- 7.17 The application site is found to be within 50 metres of an SSSI, SPA and RAMSAR; Langstone Harbour and Chichester Harbour. However, having regard to the domestic scale of the proposal, it is not considered that this development would have a harmful impact on these sites and is therefore acceptable and would accord with policy DM8 of the Havant Borough Local Plan.

(v) Southern Water

- 7.18 It is noted that the extension would appear to build-over a public foul sewer which is crossing the application site. Whilst not objecting to the application, Southern Water has requested that if permission is forthcoming, the following condition is added "*prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers*".
- 7.19 In light of this, a pre-commencement condition has been agreed with the agent in an email uploaded on 5/7/24 "Prior to the commencement of development, details shall be submitted to, and approved in writing by the local authority in consultation with Southern Water, of measures which will be undertaken to protect the public sewers. The approved measures shall be carried out in full throughout the construction process.". With this safeguard in place, officers are satisfied with the potential impacts upon the sewage network.

(vi) Flood zone

- 7.20 Due to part of the application site's curtilage being in flood zone 3, a Flood Risk Assessment form was provided during the application process. The form states "*that the floor levels would be set no lower than existing floor levels and that flood proofing of the proposed development has been incorporated where appropriate*" it further states that a water exclusion/resistance strategy will be proposed for the small rear extension. In light of this and given the limited nature of the development officers

consider this acceptable. Furthermore, due to proximity to a watercourse, the Environmental Agency was consulted during the application process. In light of this, they did not provide any objection and the closest aspect of the works; the gazebo would feature a 28 metre separation distance from the watercourse with the rear extension featuring approximately a 36 metre separation distance, in light of this, officers are satisfied that this proposal would have an acceptable impact regarding flood risk and would accord with Policy CS15 of the Havant Borough Local Plan (Core Strategy 2011).

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/24/00364

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: 0001: EXISTING & PROPOSED ELEVATIONS: Uploaded 16/5/24

Drawing Number: 0002A: EXISTING & PROPOSED FLOOR: Uploaded 16/5/24

Drawing Number: 0003A: EXISTING & PROPOSED ROOF PLAN: Uploaded 16/5/24

Drawing Number: 0004: PROPOSED GAZEBO FLOOR & ELEVATIONS: Uploaded 16/5/24

LOCATION PLAN: Uploaded 16/5/24

AMENDED SITE PLAN: Uploaded 27/6/24

FLOOD RISK ASSESSMENT: Uploaded 16/5/24

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used 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 Prior to first use of the balcony extension hereby permitted on the first floor, a balcony screen with a minimum height of at least 1.8m above finished balcony floor level incorporating textured glass with obscuration level no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) shall be provided to the western sides of the extension of the balcony and retained as such thereafter.

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.