
Site Address: 88 and 88a Elm Grove, Hayling Island, PO11 9EH
Proposal: Single storey rear extension for additional business storage; erection of a side gate; installation of cladding to shop front; creation of first floor roof terrace to serve first floor flat.
Application Type: Full Planning Permission
Application No: APP/24/00036
Applicant: Paul McTigue
SRS Facilities
Agent: Sarah Roberts
Critchley Architecture And Design (CAAD) Ltd
Ward: Hayling East
Expiry Date: 21/03/2024
Case Officer: Josephine Lacey

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a semi detached property to the east side of Elm Grove on the corner with Palmerston Road. The ground floor of the building is occupied by SRS Facilities. At first floor level there is a flat providing residential accommodation.

Access to the site is via Palmerston Road with parking to the rear of the property.

2 Planning History

03/51224/002 - Single storey extension to east (rear) elevation., PERM,08/01/2004

3 Proposal

The proposal is for a single storey rear extension to provide additional business storage to the unit. The proposed extension would have a width of approximately 7.75 metres, a maximum depth of approximately 12 metres and a pitched roof having a maximum height of approximately 4.85 metres. It is worth noting a single storey rear extension has been removed recently. There would also be a new side gate which has already been built. Fibre cement anthracite cladding has been installed to the front and side of the unit. At first floor level there would be the creation of a roof terrace to provide outdoor amenity space for the occupiers of the flat.

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

CS16 (High Quality Design)
CS19 (Effective Provision of Infrastructure)
DM10 (Pollution)
DM10 (Pollution)

DM13 (Car and Cycle Parking on Residential Development)
DM14 (Car and Cycle Parking on Development (excluding residential))

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturist

There is a publicly owned roadside tree under the management of Hampshire County Council.

There is a high potential for this tree to be adversely affected by the proposal. Insufficient evidence has been presented to demonstrate that this tree is fully considered and will be safeguarded through the proposal.

The applicant has offered additional information about the tree stating that it is below the BS5837 size for survey, which is true for trees on the development site, but this is a third party tree and permission to work across the highway will have to be sought and the method of installation will have to be agreed with HCC highways. Damage of removal of this tree will be resisted.

We need to see how this tree will be safely retained, and given the existing levels and the narrow verge, retaining sufficient rooting volume to safely retain this tree is unlikely.

The proposal increases the width of the access, and this cannot be achieved without impacting the verge.

At present, I am unable to support this application for the potential impact on third party trees.

Officer comment: *The extension to the dropped kerb has been removed from the proposal and therefore any adverse impacts arising to the verge tree will be avoided.*

Councillor Leah Turner - Hayling East

No comments received.

Councillor Mark Coates

No comments received.

Councillor R Raines - Hayling East

No comments received.

Developer Services, Southern Water

Following the review of the submitted documents, we have the below comments for the Planning consultation.

Protection of Public Apparatus

It appears that the developer is intending to build-over a public foul 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.

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.

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.

Foul and Surface Water Drainage

Southern Water requires a formal application for any new connection to the public 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

Economic Development

No comments received.

Environmental Health Manager, Community Group

No comments received.

Hampshire Highways

Ideally the gates should be set back a minimum distance of 6m. from the nearside edge of carriageway of Palmerston Road. Unfortunately that would make access to the off road parking impractical.

Therefore I confirm the Highway Authority recommend no objection subject to a Note to Applicant :-

Before undertaking any work which affects a public highway you must obtain specific written approval from the Director of Universal Services at Hampshire County Council and enter into or secure any necessary legal agreements or consents to enable the works on a public highway to proceed. It is an offence to carry out unauthorised works on a public highway. This requirement applies not only to the creation of new vehicle accesses involving excavation within a footway, verge or carriageway but also to the stopping of existing access(es) or other works on or to the public highway. For further information, please contact roads@hants.gov.uk

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: 11

Number of site notices: 2

Statutory advertisement: Not applicable.

Number of representations received: 0

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) Impact upon the character and appearance of the area
- (iii) Business use
- (iv) Impact upon residential amenity
- (v) Access and parking

- (vi) Tree matters
- (vii) Drainage matters

(i) Principle of development

- 7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the character and appearance of the area

- 7.3 In terms of the materials to the existing building, fibre cement anthracite cladding has been installed to the front and side of the unit. This does differ from surrounding properties however it is considered to be of modern contemporary design, acceptable within the street scene. The proposed rear extension would have brickwork and concrete roof tiles to match the existing property. This would be inkeeping with the context of the main dwellinghouse and the character of the area. To the roof terrace there would be a mineral felt roof with decking boards. This is considered to be of appropriate design. The gates and fence comprise of wooden panels deemed appropriate within the street scene.
- 7.4 The proposed rear extension would be visible from the street scene along Palmerston Road. Although it would be large in size, due to its single storey design and the retained amenity space within the site it is not considered to have an adverse impact on the character of the area. It would also be partly screened by the wooden fence and gate. As the fencing and gate replaces a brickwall of similar height it is considered to have an acceptable impact upon the street scene. Due to the placement of the proposed roof terrace it is not considered to have an adverse impact on the character of the area.
- 7.5 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) Business use

- 7.6 The proposed rear extension would be for additional storage for the associated equipment for servicing and installation of air conditioning. As the existing use has been established on site it is not considered to have an adverse impact on the surrounding properties.

(iv) Impact upon residential amenity

- 7.7 On the north side facing Palmerston Road the proposed rear extension would go along the boundary. Due to its separation distance from No.92 Elm Grove and being offset by the road it is not considered to have an adverse impact on the flats opposite. Within No.88a Elm Grove there would be a roof terrace with views facing No.92. As it would face out onto the public realm and be at a lower level than the first floor windows along No.92 it is not considered to cause harmful overlooking into their private amenity space.

- 7.8 On the south side facing No.86 Elm Grove the proposed rear extension would go along the shared boundary. As there are no windows or doors close to the side of No.88 and the area in question is a courtyard it is not considered to have an adverse impact on No.86 and No.86a. In terms of the proposed roof terrace as this would be blocked by the existing first floor extension it is not considered to have an adverse impact on the adjoining building.
- 7.9 To the rear of the site the proposed extension would come closer to the side of No.16 Palmerston Road. Due to its separation distance of approximately 16.5 metres from the rear wall of the extension and the side wall of No.16 it is not considered to have an adverse impact in terms of appearing overbearing or result in the harmful loss of light to the neighbouring occupiers. The proposed roof terrace at No.88a would have a separation distance of approximately 26 metres from the side of No.16 and would face onto their flank wall thus not considered to cause harmful overlooking. The car parking serving No.88a is within close proximity to No.16. As this would be similar to the existing situation on site it is not considered to have an adverse impact.
- 7.10 In terms of the proposal's impact on both No.88a and No.88 the proposed works are not considered to have an adverse impact on the existing commercial or residential use.
- 7.11 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.

(v) Access and parking

- 7.12 As mentioned there is now a gated access from Palmerston Road into the loading area of the site. An original element of the proposal involved extending the dropped kerb but this has now been removed due to potential adverse impact on the adjacent tree.
- 7.13 In terms of parking for the commercial unit, as the proposal would increase the GIA of the shop to 143m² and it is a Class E use class (previously b1a office) 5 car parking spaces are required to be provided on site according to the Havant Borough Parking Standards SPD. The proposed Site Plan shows 5 car parking spaces can be provided on site, 1 to the front, 3 in the courtyard and 1 in the unit therefore complying with Policy DM14 of the Havant Borough Core Strategy (2011).
- 7.14 With regards to the residential unit there are two car parking spaces on site. As the flat provides 3 bedrooms there is considered to be sufficient car parking on site to comply with Policy DM13 of the Havant Borough Council Core Strategy (2011) and the Havant Borough Parking Standards SPD.

(vi) Tree matters

- 7.15 The County Arboriculturist commented on the application stating there is a high potential for the tree on the access into the site to be adversely affected by the proposal. They go on to say insufficient evidence has been presented to demonstrate that this tree is fully considered and will be safeguarded through the proposal. The County Arboriculturist needed to see how this tree will be safely retained. Following this, the extension to the dropped kerb has been removed from the proposal, and therefore any adverse effects on the tree have been avoided.

(vii) Drainage matters

- 7.16 Southern Water commented on the application raising no objection subject to a prior to commencement condition relating to sewer protection. This condition has been agreed by the applicant's agent and recommended to the decision.

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/24/00036 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:

Location Plan and Block Plan - 101 B
Proposed Floor Plans - 401 B
Proposed Elevations - 501 B
Existing and Proposed Street Scene - 502
Existing and Proposed Site Plan - 102 D

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.

- 4 Prior to the commencement of development, details of measures to be undertaken to protect public sewers, shall be submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. The development shall thereafter be carried out in accordance with the approved details.

Reason: To safeguard against undue damage to the public sewer in the vicinity of the site having due regard to policies CS19 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.