
Site Address:	13 Sandy Beach Estate, Hayling Island, PO11 9RG		
Proposal:	Proposed 3 storey side extension with raised roof to form a third storey with a front balcony and flat roof, additional changes to fenestrations.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00335	Expiry Date:	18/07/2024
Applicant:	Miss Pratt		
Agent:	Mr D Masterman	Case Officer:	Tina Pickup
	Helyer Davies Architects Ltd		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site relates to a detached flat roofed two storey dwelling located on the northern part of the private cul-de-sac which makes up Sandy Beach Estate. It is constructed of white render at ground floor level with grey cladding at first floor. The dwelling is set back from the road with the frontage providing parking for 2 cars. The dwelling is sited up to its eastern side boundary and there is a single storey lean-to style extension up to the western side boundary. To the rear the site has a small rear garden, enclosed with a brick wall which to the eastern side includes a covered store, which notably has a garage door within the rear wall providing access to Treloar Road to the north. The dwelling also has a small lean-to roof/covered canopy along its rear elevation.
- 1.2 Number 14 to the east is a similar detached flat roofed dwelling that is also sited up to its eastern boundary with a gap to the western side boundary shared with the application site. The front first floor windows of number 14 comprise continuous glazing with return small side window. To the west number 12 is a semi detached property with pitched roof, which is hipped at the side. This dwelling has a single storey side addition that effectively mirrors the application sites, and also has large first floor front windows with a small return side window.
- 1.3 To the north is a cul-de-sac spur of Treloar Road and the application site is located at the head of this cul-de-sac such that the rear of the site is highly visible from Treloar Road, forming a focal point from that direction.
- 1.4 The Sandy Beach Estate has been constructed around a communal green area and comprises properties of a similar age and flat roofed style, however many have been altered and extended and there is now little uniformity to the style or materials used. There are several examples of replacement dwellings with a second floor, and second floor additions within the estate. These generally have the upper floors stepped back and recessed and are more contemporary in design. These include numbers 25 and 20, which are both replacement three storey dwellings having gradually stepped back elevations (permitted by APP/22/01210 and APP/14/00373); and number 27 (approved under APP/16/00164). Permission has also been granted for second floor additions at number 23 under ref APP/19/00991, number 7 in the north-west corner under APP/22/00125, and number 30 under ref APP/23/00475.

- 1.5 The Sandy Point Nature Reserve which is designated AONB, SSSI and SPA lies directly behind the dwellings on the eastern side of the cul-de-sac. The defined urban boundary (Policy AL2 and CS17) also runs along this eastern boundary of the cul-de-sac. The site also falls within Flood Zone 3.

2 Planning History

96/53334/002 - Retention of car port/ pergola to rear, PERM, 15/01/1997

3 Proposal

- 3.1 Proposed 3 storey side extension with raised roof to form a third storey with a front balcony and flat roof, additional changes to fenestrations.
- 3.2 The proposal essentially replaces the existing single storey side addition with a full depth side extension that would support a first floor side extension above and second floor above that. During the course of determining this application amended plans have been received recessing both the proposed first and second floor additions in from their respective floors below. The amended proposal would result in a flat roofed three storey dwelling, contemporary in appearance with an angled zinc forward front porch canopy, and vertical cladding to the floors above.

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)
CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
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)

Chichester Harbour Management Plan (2019 - 2024) Third Review

Policy 1 - Conserving and Enhancing the Landscape
Policy 2 - Development Management

Chichester Harbour Planning Principles 2019 - 2024

PP03 - Replacement Dwellings and Domestic Householder Extensions
PP09 - Dark Skies

Chichester Harbour Area of Outstanding Natural Beauty Joint Supplementary Planning Document, July 2017

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

5 Statutory and Non Statutory Consultations

Councillor Mark Coates

None received

Councillor Netty Shepherd

None received

Councillor Peter Oliver

None received

Chichester Harbour Conservancy

No objection, subject to implementation with the specified external facing materials

The estate is a mixture of semi-detached and detached properties, which have a degree of separation of built form at the side of each dwelling/pair of dwellings, which is easily appreciated when walking the shoreline public footpath. The proposed side extension would close the gap to 12, but still leave space above 12's catslide side extension. The wider gap to the side with 14 would be retained, above its side garage.

No13 is slightly unusual in that its first floor window openings are of a greater height than those on the ground floor, the latter also having relatively high cill levels. The former feature is present in some of the other dwellings in the estate. The almost floor to ceiling glazing would be continued up into the new second floor and although recessed, would make the dwelling appear slightly top heavy and not completely aligned over the first floor fenestration, looking somewhat awkward.

Having regard to the Policy framework, the proposed works would not have such an adverse impact to the setting of the Chichester Harbour National Landscape (NL – formerly AONB), to justify an objection, given other approvals elsewhere in the estate.

As originally constructed, these two storey, art deco styled, detached dwellings would have had a simple, pleasing uniformity of appearance as a set piece development. Most have now been heavily altered, with some also building structures on the roof/sun deck, which has disturbed the previous simple uniform skyline.

The site is set back some distance from the Sandy Point Nature reserve to the east which is part of the NL, also having SSSI designation. Similar 2nd floor extensions or replacement dwellings have been consented at the Sandy Beach Estate. This sad trend seems to have started with No. 24, where despite permission having been refused 2-9-1982 under reference 30563 for a flat roof observatory/conservatory, this seems to have been allowed at Appeal.

Environment Agency

None 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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 4 letters from 2 addresses on original plans; No further letters received on amended proposal:

Comment	Officer Comment
Object to a balcony that allows viewing into the main living area of our property. This is not currently clear on the plans as it states recessed but shows glass. We would request that this development takes into account the position of the chimney. Our roof terrace which is our main outside space is located in close proximity.	The amended proposal includes full height wall cheeks to both sides of the front second floor balcony and obscure glass side screens at minimum of 1.7m high have been added to the forward projections on both sides. This would adequately protect the neighbours from any direct overlooking into their corner windows.
The design of the proposed planning does not feature a stepped in top floor, all of the other properties on this estate that have extended on to their roofs have been stepped in from the boundary. This property sits on the boundary on both sides of the plot.	Noted - amended plans received have created a stepped upper floor.
I strongly object to this planning proposal, it has not been designed with any consideration to the neighbours with everything in respect to the boundary line. What ever happened to taking height to boundary rules into consideration? I've seen no party wall agreement to date or been consulted on the matter by the neighbours. All in all I think this design has been done with no consideration to neighbours what so ever.	The Party Wall Act is a separate piece of legislation which does not prejudice the outcome of this planning application.
I strongly object to this build happening due to the layout of the planned drawings. Consideration of nearby neighbours and crowding has not been thought of, this would increase fire risk coming out to the boundary line of a neighbouring property,	Fire risk is a Building Regulations matter, and not a planning consideration in this instance.

as well as blocking light and devaluation of a property. It would be in best interest to re evaluate the outlining of the proposed plan.	
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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 AONB
- (iii) Effect on neighbouring properties
- (iv) Parking
- (v) Flood Risk
- (vi) CIL

(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. Whilst the development extends up to the side boundary, the agent has confirmed that the whole development, including foundations, cladding and guttering would sit entirely within the red lined application site making the Certificate A used appropriate.

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

7.3 As originally submitted there was no side or front/back recess to the upper floors which resulted in an overly boxy and unacceptably top heavy development out of character with the design and appearance of other extended dwellings in the Sandy Beach Estate. Amended plans were therefore submitted setting the second floor back by 2m from the existing ground floor front facade, to match others on the Estate that have done the same. In addition the second floor has been set back by 0.5m from the rear, and where new walls in from the sides by 0.5m. Overall the amended proposal now appears 'wedding tiered' with each floor appropriately recessive to the floor below. This reduces the visual bulk of the development which is now considered sympathetic to other approved designs in the Estate.

7.4 In terms of space and separation about the dwelling, it is noted that the development would effectively fill the width of the plot. This is unusual as no others in the Estate have done this, with all retaining a small separation to at least one side. However it is noted that the application dwelling benefits from the space provided by the existing side gap at number 14 to the east, as well as the first floor gap and hipped roof at number 12 to the west. Since there are currently no development proposals at either of these adjacent sites, then the proposal would not currently result in any loss of side separation that would result in any "terracing effect". Therefore, based on the merits of the case at the moment, in street scene terms in the context of its neighbouring dwellings, visually the width of the proposal would not be out of keeping with the gaps and separations elsewhere on the Estate and the is therefore considered appropriate.

- 7.5 From the rear, in Treloar Road, the site is highly prominent. The two end properties in Treloar Road which lie sideways to the site are both bungalows. However the relationship of the right-angled siting of the rear of the properties in Sandy Beach Estate does create a distinct difference in character and the row of houses in Sandy Beach Estate provide a bookend to Treloar Road. The increased height would be similar to the overall roof height of the pair of semis to the west. Given the precise siting centrally within the head of Treloar Road the increased height and view of the rear elevation would not be overbearing to the bungalows which are set further back. The garden depth provides some mitigation in terms of dominance and overall it is considered that the view from Treloar Road would remain prominent but acceptable.
- 7.6 In terms of any impact on Chichester Harbour AONB this is considered minimal. The AONB boundary runs along the eastern side of the Sandy Beach Estate and whilst the rear and silhouette of the dwellings at the eastern side are highly visible in views from the AONB, the siting of number 13 on the northern edge of the Sandy Beach Estate is generally screened and not overly visible in long distance views. Some oblique views through the eastern properties of the second floor addition may be possible, but would blend against the background of other urban development and are not considered to unduly affect the views or setting of the AONB.
- 7.7 Overall, given the mixed character of the Sandy Beach Estate with other examples of second floor additions to previously flat roofed dwellings, the principle of the proposed side and second floor additions is considered appropriate. The design retains the flat roofed theme of the estate with contemporary design solution including angled feature front zinc canopy, with large windows above and use of vertical cladding with recessed areas suggested to be a lighter colour. Given other contemporary external appearances, then this is not considered inappropriate to the context of the site. The precise materials have not yet been finalised and so a pre-commencement condition is necessary to ensure the material selection is appropriate to the site and surroundings.
- 7.8 Overall the amended design and appearance of the proposal is deemed appropriate in context to the estate in which it is sited, and would not result in any adverse impact on the visual amenity of the locality or setting of the AONB. It is therefore considered to be acceptable, meeting the requirements of Policies CS12 and CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

- 7.9 The adjacent dwellings have first floor side windows at the front, and corner windows providing increased outlook from their first floor front rooms. As originally submitted the forward depth of the side extension at first and second floor level would have impacted the outlook from number 12. The amended plans have reduced the depth of the first floor to avoid this impact which also helps the side section of the first floor appear more recessive.
- 7.10 A recessed front balcony is proposed on the second floor, with slight forward projection. The full height side cheek walls would partially limit sideways overlooking and obscure glass side screens at minimum of 1.7m high have been added to the forward projections on both sides. This would adequately protect the neighbours from any direct overlooking into their corner windows. There are no side windows proposed and the 2 windows in the rear of the second floor include a high level window in the lounge and an obscure glazed window over the stairs. This arrangement would limit any additional real overlooking to the bungalows at the rear in Treloar Road.

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 further letters of objection were received to the amended scheme.

(iv) Parking

7.12 The site currently has 2 bedrooms and the proposal would remain 2 bedrooms, the accommodation provided would be additional living areas. Therefore the existing 2 on site spaces at the front are adequate to meet the parking standards set out in the Parking SPD and the proposal is considered compliant with policy DM13.

(v) Flood risk

7.13 The site lies in flood zones 2 and 3 and as a householder extension with only upper floor development, there would be no increased flood risk to occupiers of the house - arguably escape routes would be improved. Therefore it is considered that there would no increased flood risk as a result of the development.

(vi) CIL

7.14 The floorspace increase of the proposal is only about 36sqm and therefore less than 100sqm which does not trigger CIL.

8 Conclusion

8.1 The amended proposed extensions at first and second floor level are considered acceptable in principle, and appropriate to the character and design of the Sandy Beach Estate, and their impact on the character of the area and AONB would be limited. It is considered that the proposal 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/24/00335 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:

1:1250 Location Plan

Proposed Plans, Elevations & Sections - Drawing Number 23063-03 Rev G

Reason: To ensure provision of a satisfactory development.

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Prior to the first occupation or use of the hereby approved second floor extension, both balcony side screens shall be provided as indicated on Drawing Number 23063-03 Rev G at a minimum height of 1.7m and in obscure glass, which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent), and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of adjacent properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.