

DELEGATED OFFICER REPORT

Site Address: 42B Sea Front, Hayling Island, PO11 9HL
Proposal: Garage side extension and flat roof to shallow pitch.
Application Type: Full Planning Permission
Application No: APP/24/00838 Expiry Date: 26/12/2024
Applicant: Mr Gathergood
Agent: Mr R Lilley Case Officer: Robert Riley
 Lilley Architecture
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises of a bungalow located on an access road to Sea front on Hayling Island. The application site features 1No garage to the front of the bungalow, to the rear of the bungalow is a garden.
- 1.2 The application site is in an area that is considered both urban and residential, with the character of the street featuring similarly sized dwellings in evidence.

2 Planning History

- 2.1 No relevant history

3 Proposal

- 3.1 Garage side extension and flat roof to shallow pitch.

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)
CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)
DM13 (Car and Cycle Parking on Residential Development)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

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

I raise no objection on Arb grounds to the proposed extension to the single-story garage.

The trees shown in the photos are a distance from the proposed extension where they are unlikely to be impacted on and the new foundations are to be made within existing hard standing where any roots are highly unlikely to have exploited.

Councillor Mark Coates

No comments received

Councillor Netty Shepherd

No comments received

Councillor Peter Oliver

No comments received

HBIC

Within 50m: Notable and Protected Species: "Pipistrelle Bat species

Within 50m Priority Habitat Coastal Vegetated Shingle

Within 50m: SINC: Beachlands East

Officer comment:: The application site is located a significant distance from the coastal vegetated shingle and SINC, and are separated from them by a number of residential properties, such that impacts on these habitats are not likely to occur. With regard to bats, the application does not affect any existing pitched roofs or roof voids, nor any trees, such that again impacts these protected species are not likely to occur.

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: 15

Number of site notices: 1.

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) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Biodiversity Net Gain (BNG)
- (v) Arboriculture
- (vi) Ecology
- (vii) Parking
- (viii) 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

7.3 The proposed works would increase the width of the garage by approximately 1.465 metres and would install a pitched roof to replace the existing flat roof. The materials would feature matching brickwork to the existing garage, and the roof materials would match the existing dwellinghouse which are both considered acceptable.

7.4 In light of the proposed modest increase of bulk from the proposal, existing shielding from trees and the proposed modest height of the garage, officers are of the opinion that the proposal would appear proportionate and subservient to the existing dwellinghouse and would have an acceptable impact on visual amenities.

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) Effect on neighbouring properties

7.6 The works propose no fenestration that would unacceptably overlook neighbouring properties.

7.7 In consideration that the proposed increase in bulk would principally impact either the access road to the front of No.42B Sea Front or No.38 Sea Front's driveway, and not primary living accommodation of any nearby dwelling, officers consider that the works would be acceptable regarding overshadowing and overbearing concerns.

7.8 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 no letters of objection were received with respect to the scheme.

(iv) Biodiversity Net Gain (BNG)

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

(v) Arboriculture

7.10 Due to nearby trees to the proposed works, the Council's Arboriculturist was consulted during the application process. In light of this, the Council's Arboriculturalist stated *"I raise no objection on Arb grounds to the proposed extension to the single-story garage. The trees shown in the photos are a distance from the proposed extension where they are unlikely to be impacted on and the new foundations are to be made within existing hard standing where any roots are highly unlikely to have exploited"*.

It can therefore be concluded that the development will not adversely affect any adjoining trees, and the development meets the requirements of Policies CS16 and DM8 of the HBLP (Core Strategy) 2011.

(vi) Ecology

- 7.11 The application site has been found to be within 50m of a Notable and Protected Species; Pipistrelle Bat species, within 50m of a Priority Habitat; Coastal Vegetated Shingle and Within 50m of a SINC; Beachlands East. However, the application site is located a significant distance from the coastal vegetated shingle and SINC, and are separated from them by a number of residential properties, such that impacts on these habitats are not likely to occur. With regard to bats, the application does not affect any existing pitched roofs or roof voids, nor any trees, such that again impacts these protected species are not likely to occur. On this basis the development is considered to meet the requirements of Policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy 2011) and is considered acceptable in this regard.

(vii) Parking

- 7.12 The application site would reduce the amount of driveway space to the front of the dwellinghouse, however, in light of that this space would not be readily available for parking and that the application site could feature parking for 3 cars on the front driveway, this proposal is considered to accord with the Havant Parking SPD and Policy DM13 of the Havant Borough Local Plan (Core Strategy 2011) and is considered acceptable in this regard.

(viii) Flood Zone

- 7.13 Due to part of the application site being located within Flood Zone 2, a flood risk assessment was asked for during the application process. The agent sent over a flood risk assessment, it 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". Given the limited nature of the development officers consider this acceptable, and on this basis the development meets the requirements of Policies CS15 of the HBLP (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. It is also acceptable in terms of ecology, parking and flood risk. On this basis it is recommended for approval.
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9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00838 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: 574 PL02 REVP: EXISTING GARAGE PLANS: Uploaded 14/10/24

Drawing Number: 574 PL03 REVP: PROPOSED GARAGE PLANS AND ELEVATIONS: 14/10/24

Drawing Number: 574 PL04 REVP: EXISTING AND PROPOSED SECTIONS: Uploaded 14/10/24

Drawing Number: 574 PL01 REVP1: LOCATION AND BLOCK PLAN: Uploaded 31/10/24

FLOOD RISK ASSESSMENT: Uploaded 14/10/24

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall match, in type, colour and texture, those of the existing buildings 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.