
Site Address:	172 Sea Front, Hayling Island, PO11 9HP		
Proposal:	Single storey ground floor extension. Loft conversion with additional glazed dormer		
Application Type:	Full Planning Permission		
Application No:	APP/23/00814	Expiry Date:	15/01/2024
Applicant:	Mrs L Pearson		
Agent:	Mr D P Manns	Case Officer:	Joseph Toole
	D M Designs		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

172 Sea Front, Hayling Island, is a two storey detached dwellinghouse located to the north side of Sea Front with the beach and sea to the south. The property comprises of white render and concrete roof tiles. Vehicular access is from Sea Front with parking to the front and side.

The property is located within mostly residential area with an eclectic mix of properties along the sea front.

Part of the rear garden of the application site is within Flood Zone 2.

2 Planning History

APP/14/00403 - Single storey rear extension with pitch roof., WD,20/05/2014 15:27:42
APP/14/00634 - Single storey rear extension., PERM,14/08/2014 13:16:49
APP/14/00649 - Demolish existing garage and workshop. Construction of new garage and 1No. self contained bedroom annexe., PERM,07/10/2014 13:24:42
APP/14/01263 - Application for non-material changes to Planning Permission
APP/14/00634 to relocate external door in west elevation to within link building; and increase size of roof lantern to 3m x 3m., PERM,23/01/2015
APP/14/01307 - Application for non-material changes to Planning Permission
APP/14/00649 to install an internal door between garage and corridor, and porthole in front gable end., PERM,23/01/2015

3 Proposal

The proposed would involve a single storey ground floor extension to the front serving an office following the removal of the existing extension. There would also be a loft conversion with an additional glazed dormer to the front. The loft conversion would provide a bedroom and en-suite.

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)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

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

5 Statutory and Non Statutory Consultations

Councillor Brenda Linger - Hayling West

No Comment.

Councillor Julie Richardson

No Comment.

Councillor Paul Gray

No Comment.

Developer Services, Southern Water

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

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.

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

Southern Gas Networks - stage 1

Please find an extract from our mains records for your proposed work area, any SGN assets are described in the map legend. On some occasions blank maps may be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries.

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed. Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

If you require any further information please do not hesitate to contact us.

Portsmouth Water

Thank you for your plant location/mapping enquiry.

Please find attached the plan(s) showing the approximate position of water mains at the requested location.

Service connections are not shown but it should be assumed that all premises are supplied from the water distribution network. Other connections not related to properties, such as field supplies, may also exist so we would suggest a visual/CAT scan/Ground Radar survey is undertaken prior to any hand or mechanical excavation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. This documentation is available at <http://www.hse.gov.uk/pubns/priced/hsg47.pdf>

Copies of guidance notes: Working near distribution apparatus and Guidance for working near or over a Trunk Water Main are enclosed. Please read carefully as the conditions will apply to any work you undertake in the vicinity of Portsmouth Water assets.

It is important to ensure that a copy of the above guidance is provided to those undertaking any work which may affect our apparatus.

Please note Portsmouth water has no responsibility for any underground drainage or sewerage infrastructure. Enquiries regarding these assets should be directed to the relevant authority/company.

SSEN

We have sent you the plans of our network records within the area requested. You will shortly receive responses each of the following; any High Voltage Mains cables and Low Voltage Mains cables.

Attached to this email is the 'Guide to Interpreting' which includes the legends for the plans on pages 7-9.

If a Service Cable is not shown on our maps sent, and you require the Cable to be Traced, please contact the General Enquiries Department on 0800 048 3516 (option 3) or via email, ge@ssen.co.uk

If you need further information on our network in this area or a quotation for any required works, please contact the Connections & Engineering Department on 0800 048 3516 or via email, connections@sse.com

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: Not applicable.

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) Flood risk
- (v) Drainage matters
- (vi) Parking matters
- (vii) Impact on ecology
- (viii) Other matters

(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 have render 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.

7.4 The proposed works would be visible from the street scene. As the proposed ground floor extension would be in the same place as the existing extension it is not considered to have an adverse impact on the character of the area. With regards to the proposed dormer, it would create symmetry on the property and considered to be of appropriate design inkeeping with the character of the area. It is worth noting No.174 Sea Front have three pitched roof dormers to the front of their property.

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 proposed works to the front of the property would face out onto the Sea Front thus not considered to have an adverse impact on any of the surrounding properties.
- 7.7 On the east side facing No.1 Chichester Avenue the proposed ground floor extension would go the shared boundary. Due to the fact it would replace an existing extension, its distance away from the neighbouring property and being partly screened by the existing 1.8 metre high fencing it is not considered to have an adverse impact on the neighbouring occupiers.
- 7.8 To the rear there would be four rooflights facing out onto the rear garden. Due to the rooflights placements in the roof and the current views already established from first floor level it is not considered to introduce a new form of overlooking, therefore deemed acceptable.
- 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) Flood risk

- 7.10 The application would be classed as a 'minor development and according to the National Planning Practice Guidance (NPPG) unlikely to cause flood risk unless they would have an adverse effect on a watercourse, floodplain or its flood defences; they would impede access to flood defence and management facilities, or; where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows. The proposal should not affect these areas.
- 7.11 Part of the application site is located within Flood Zone 2. The applicant's submission confirms that floor levels within the proposed development will be set no lower than existing levels and flood proofing of the development will be incorporated where appropriate. The proposed development is classed as minor development and unlikely to increase the risks associated with flooding to the site and elsewhere and therefore accords with policy CS15 of the Core Strategy

(v) Drainage matters

- 7.12 Southern Water commented on the application raising no objection. An informative would be added to the decision if permission is granted.

(vi) Parking matters

- 7.13 The proposal would increase the number of bedrooms from 3 to 4 therefore 3 car parking spaces are required to be provided on site according to the Havant Borough Parking Standards SPD. The Parking Plan provided shows there is sufficient car parking on site to meet the standards. As such the proposal would be inkeeping with Policy DM13 of the Havant Borough Core Strategy (2011).

(vii) Impact on ecology

- 7.14 The application site is located within 50 metres of notable and protected species as well as a priority habitat. Due to the scale of development and its distance from these ecology areas it is not considered have an adverse impact.

(viii) Other matters

- 7.15 Comments were received from Portsmouth Water, SGN and Scottish and Southern Electricity Networks and therefore appropriate informatives are recommended to draw the applicant's attention to the matters raised.

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/23/00814 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
Block Plan
Parking Plan
Proposed Floor Plans and Elevations - REV A
Proposed Sections and Building Reg Plans - REV A
Flood Risk Assessment

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.