

DELEGATED OFFICER REPORT

Site Address: 50 Eastoke Avenue, Hayling Island, PO11 9QP
Proposal: Proposed demolition of garage. Erection of single storey side extension and front extension with first floor balcony.
Application Type: Full Planning Permission
Application No: APP/24/00871 Expiry Date: 06/01/2025
Applicant: Mr White
 PW Design and Build
Agent: Case Officer: Selina Donophy
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1. **Site Description**

This application site comprises a detached, chalet bungalow located on the south side of Eastoke Avenue, Hayling Island. This property has a pitched roof with rooflights on either roof pitch and windows at first floor on each end gable wall. The elevations are formed from brickwork and render with tile to the roof. To the side of the property is a detached, flat roof garage. To the north of the site is the caravan park which also forms the boundary of the Chichester Harbour National Landscape.

2. **Planning History**

Is there any planning history relevant to the current application?

Yes

APP/16/00827 - Loft conversion incorporating first floor balcony to front elevation.

, PERM,02/11/2016

APP/17/00503 - Single storey front and side extension., PERM,30/06/2017

3. **Proposal**

The proposal has been assessed on the plans submitted with the application.

4. **Policy Considerations**

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the "Officer Assessment" section of the report.

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Chichester Harbour Management Plan 2024-2025

Havant Borough Council and Chichester District Council Joint SPD - Chichester

Harbour Area of Outstanding Natural Beauty

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
DM10 (Pollution)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5. Statutory and Non Statutory Consultations

Councillor Mark Coates

No comment received

Councillor Netty Shepherd

No comment received

Councillor Peter Oliver

No comment received

Developer Services, Southern Water

Thank you for your correspondence dated the 12th of November 2024, please see our comments below regarding the above application.

Proposed Development located in Flood plain

From the site location, it appears that the proposed development lies within an area identified as flood zone 3. Southern Water supports the Government's requirement to apply the sequential and exception tests to development sites located in flood zones 2 or 3. In flood events, additional surface water can inundate sewers, which may result in the overloading of the sewerage system.

Southern Water will rely on the Council's consultations with the Environment Agency to ensure that any proposed development on a floodplain is appropriately assessed, and necessary mitigation measures adopted.

Condition: In view of the risk of inundation of the proposed drainage system, Southern Water would request that the consent is subject to the following condition: The proposed drainage system shall be designed and constructed to prevent the ingress of flood water into the sewerage network.

Connection

If the applicant is not proposing to use the existing connection, Southern Water will require a formal application for a connection to the public sewer to be made by the applicant or developer

6. **Publicity and Community Involvement**

This application was publicised in accordance with the Council's Local Code of Corporate Governance and the Statement of Community Involvement.

Number of neighbour notification letters sent: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Public comments - Number of representations received: 0

Material planning considerations are addressed in Section 7.

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) Heritage
- (v) Flooding/Drainage
- (vi) Transport/Parking
- (vii) Natural Environment
- (viii) Biodiversity Net Gain (BNG)

(i) Principle of development

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

Is the design and scale in keeping with the dwelling/street/area or otherwise appropriate?

Yes - The scale of the proposed extension is small and subordinate to the main dwelling . Whilst the extension would be located towards the front of the property, it is set back from the road and there are existing boundary treatments which offer some level of screening.

Would the materials, details and features generally match the existing dwelling and/or be consistent with the general use of materials in the area?

Yes - no 81 has used similar cladding - there is an existing mix of general materials in the area

Is the site within the Chichester Harbour National Landscape (formerly known as AONB)?

No however it is just south of the boundary with the Chichester Harbour National Landscape. There would be no harm to its setting.

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

Does the development cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking?

No - the balcony to the front would be modest in size and is not considered to directly overlook properties to the side or the caravans due to the separation distance.

Is the proposal sited such as to avoid overbearing development?

Yes

Is there sufficient amenity space?

Yes

(iv) Heritage

Does the development affect the setting of a Listed Building, the character and appearance of a Conservation Area or otherwise impact on a heritage asset?

No

Is the development known to have the potential to impact archaeology?

No

Does the proposal directly affect a heritage asset?

No

Does the proposal affect the setting of a heritage asset?

No

The proposal would therefore accord with the requirements of policies CS11 and CS16 Havant Borough Local Plan (Core Strategy) 2011 of the Havant Borough Local Plan (Allocations Plan) 2014 and the NPPF

(v) Flooding/Drainage

Are there any drainage or flooding issues having regard to the Environment Agency's Advice for minor extensions and whether the property is within a Flood Risk or Critical Drainage Area?

Yes

Is the site within Flood Zones 2 or 3?

Yes

Is the site within an area at future flood risk?

Yes

Has an acceptable flood risk assessment be submitted?

Yes- Southern Water have also requested a condition requesting that the proposed drainage system shall be designed and constructed to prevent the ingress of flood water into the sewerage network.

(vi) Transport/Parking

Is access, parking and turning provision acceptable having regard to Havant Borough Council Parking SPD

Yes- space for 3 vehicles to park retained on the driveway .

(vii) Natural Environment

Are any impacts on protected, or otherwise significant, trees mitigated or acceptable?

No impact.

Has an ecological survey / protected species survey been submitted?

No, this is not considered necessary.

Are any impacts on protected species and other biodiversity properly addressed through design or other mitigation / compensation and are any biodiversity enhancement measures proposed?

No impact.

(viii) Biodiversity Net Gain (BNG)

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

Additional Observations

None to add

8 Conclusion

- 8.1 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.

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/24/00871 for the following reasons/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:

11 Nov 2024	FLOOD RISK ASSESSMENT
11 Nov 2024	LOCATION, BLOCK AND
EXISTING PLANS AND ELEVATIONS	
11 Nov 2024	PROPOSED PLANS AND
ELEVATIONS	
APPLICATION FORM - MATERIALS - UPLOADED ON THE 8TH NOV 2024	

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 The proposed drainage system shall be designed and constructed to prevent the ingress of flood water into the sewerage network.

Reason: To safeguard the public sewer having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.