
Site Address: 17 Sandy Beach Estate, Hayling Island, PO11 9RG
Proposal: Garage extension and conversion to ancillary accommodation.
Application Type: Full Planning Permission
Application No: APP/24/00484 Expiry Date: 29/08/2024
Applicant: Mr Wilkins
Agent: Mr Cockburn Case Officer: Denise Sheath
Studio Charrette
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.2 The application site is a detached two storey flat roof property with white rendered elevations, located within the private Sandy Beach Estate in Hayling Island. The property is sited on the eastern side and backs onto a Nature Reserve. The estate has been constructed around a communal green area and comprises of properties of a similar age, however many have been altered and extended and there is no uniformity to the style or materials used.
- 1.2 To the front of the property is a small area which provides curtilage parking for two vehicles.

2 Planning History

94/59384/000 - Provision of pitched roof over flat roof to west elevation and external alterations to south and west elevations - PERM - 31/08/1994

APP/11/01534 - Retention of single storey rear extension with roof terrace above and relocation of external staircase and addition of screening. PERM - 02/08/2012

3 Proposal

Garage extension and conversion to ancillary accommodation.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016
Chichester Harbour Area of Outstanding Natural Beauty Joint SPD 2017

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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

Chichester Harbour Conservancy's Response

Recommendation – No objection, subject to implementation with the specified external facing building materials.

A virtual site visit was made 2.8.2024, using Google Streetview and regard was had to the policy framework below in making these comments.

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.

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.

The proposed side extension/front extension to the garage is already onto the common boundary with 18, but still leave space above that.

The property's rear boundary is the boundary with the Chichester Harbour National Landscape (NL – formerly AONB). The Sandy Point Nature abuts to the east which is part of the NL, also having SSSI designation.

The proposed works are at the front of the property and thus would have an entirely neutral effect on the NL.

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: 2

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/National Landscape (AONB)
- (iii) Impact on neighbouring properties
- (iv) Parking
- (v) Flood Risk

(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/National Landscape (AONB)

7.3 The proposal is for a single storey extension to be attached to the front of the existing garage attached and located to the southern side elevation of the property. The proposed extension would have a width of approximately 3m with a depth of approximately 6.7m, with a flat roof at a maximum height of 2.6m and would be flush with the front principal elevation of the property. The conversion of the existing garage and proposed extension are to provide a new front entrance, bathroom and study area at the property.

7.4 The proposed development would be constructed with white render to match the existing property. The proposed works are considered to be in keeping with the context of the main dwellinghouse.

7.5 The front extension would be visible from the street scene. Due to its size, it is not considered to have a negative impact upon the character and appearance of the area. Many of the properties within Sandy Beach Estate have similar development to the front.

7.6 The site is adjacent to Chichester Harbour National Landscape. Chichester Harbour Conservancy have commented that: *The proposed works are at the front of the property and thus would have an entirely neutral effect on the NL.* The proposal is considered to have no impact on the setting of the National Landscape.

7.6 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 Policies CS12 and 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

7.7 Due to the proposed location of the alteration, it is not considered that any part of this proposal would have a significant impact on the occupiers of the neighbouring property to the north (No.16 Sandy Beach Estate). The property backs onto a nature reserve and therefore there are no neighbouring properties to the east. It is therefore considered that any impact upon No.16 would be minimal and acceptable.

7.8 The proposed extension would be located up to the shared boundary with the neighbouring property to the south (No.18 Sandy Beach Estate). There are no windows proposed within the side facing elevation. There are 2 No. windows within the

north facing elevation of No.18. The planning history of this neighbouring property has revealed these ground floor windows serve a stairwell and a downstairs bathroom area. Although the proposed extension would have an impact upon these windows with regard to loss of light, on balance and due to the use of the rooms which the windows are serving it is considered that the impact would not be significantly harmful to warrant a refusal of the application. The proposal is therefore considered to have a limited and acceptable impact. It is therefore considered that any impact upon this neighbouring property would be minimal and 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) Parking

- 7.10 The proposed works would involve the conversion of the existing garage. A parking plan has been provided to show that 2No. parking spaces can be accommodated within the frontage of the property. The proposal would therefore comply with the requirements set out within the Parking SPD with regard to a 3 bedroom property subject to the imposition of a suitable planning condition to secure and maintain the parking.

(v) Flood Risk

- 7.11 The built development is located within Flood Zone 2/3. A Flood Risk assessment has been submitted as part of the application. As the proposed alterations fall within the definition of 'minor development in relation to flood risk it does not require a consultation or further action.

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/24/00484 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 and Block Plan - Drawing No. P1 - Received 25 June 2024
Proposed Elevations - Drawing No. P5 - Received 25 June 2024
Proposed Ground Floor Plan and Parking Plan - Drawing No. P3 - Received
08 July 2024
Flood Risk Assessment and Map - Received 08 July 2024
Planning Statement Studio Charrette

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.

- 4 The development shall not be brought into use until a minimum of 2No. parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

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.No.