

HOUSEHOLDER PLANNING APPLICATION

First floor Side Extension

At

Spindrift, Ferry Road, Hayling
Island, Hampshire, PO11 0DG

Planning Design & Access Statement



Figure 1 *Application Dwelling Viewed from the South*

Applicant:
Mr Bruce Battersby

1.0 Introduction

1.1 This householder application is submitted to Havant Borough Council, as Local Planning Authority (LPA) following the grant of planning permission, via a planning appeal (Planning Inspectorate Ref: APP/X1735/D/23/3334836 (LPA Ref: APP/23/00450) for a flat roofed, first-floor side extension to the existing dwellinghouse Spindrift, Ferry Road, Hayling Island. The appeal decision letter for APP/X1735/D/23/3334836 is attached to this statement as **Appendix I**.

1.2 Following the successful appeal a pre-app enquiry was made to the LPA seeking the authority's views on a proposed very slight enlargement of this side extension with the addition of an 'infill corner' (LPA Ref: GEN/24/00616). The pre-application response received from the LPA on 12th July 2024 (attached to this statement as **Appendix II**) assessed two issues. Firstly, whether the additional 'infill corner' would result in a 'terracing affect' and, secondly, whether the extension would adversely affect the residential amenities of the occupiers of the adjacent property to the east, Sinah House.

1.3 On the first issue the LPA considered the proposed additional 'infill corner' element would not create a terracing impact. On the second matter the LPA was of the view that *"Notwithstanding the slight reduction in height of the extension compared to the dismissed appeal the positioning of the extension would be the same next to the porthole windows. It would therefore be difficult to conclude that this relationship is acceptable given the previous dismissal at appeal."* The Pre-App Officer concluded *"Any application would need to set out how these concerns are addressed in relation to light and outlook to these windows."*

1.4 The LPA refers to an appeal which was dismissed on 30th August 2019 (APP/X1735/D/19/3230346 – "First floor rear, side and front extension with internal alterations" – attached as **Appendix III**; LPA Ref: APP/19/00129). This proposal would have resulted in a much higher, wider and deeper 'gull-wing', first floor extension immediately adjacent to Sinah House.

1.5 Given the planning history of the site, and the likelihood that the LPA would want to consider the impacts on the infill corner development upon the amenities of the occupiers of Sinah House, the applicant commissioned a "Daylight & Sunlight Assessment" from consultants Herrington. This assessment was submitted with the pre-application enquiry, however, does not appear to have been referred to by Officers when providing their advice. It will be seen that the Daylight & Sunlight Assessment concluded *"...When the infill extension has been tested in addition to this, there is no further increase in the loss of daylight or sunlight, concluding that the proposed development will have a negligible impact on the neighbouring buildings."*

1.6 The development the subject of this application is, therefore, considered to be entirely different to the one that was dismissed at appeal in 2019. It is considered that the addition of the infill corner extension to the first-floor extension that was allowed on appeal (PINS Ref: APP/X1735/D/23/3334836; LPA Ref: APP/23/00450) would have a barely perceptible impact upon the residential amenities of the occupiers of Sinah House through a loss of light or outlook.

1.7 This statement describes our Client's proposal and places it in context with relevant national and development plan policy, guidance and advice. It will be concluded that our Client's application proposal should receive support and be granted planning permission.

2.0 Site Description

2.1 The application property comprises a part single, part two-storey detached dwellinghouse located at the western end of Ferry Road. The existing dwelling, which is constructed with light painted, smooth rendered cement elevations, sits beneath a gently sloping "gull-wing" style roof. This is highest at its two first-floor side eaves and lowest in the middle where a gully is formed. This roof has a height above ground level of 8.2m at its western eaves, 7.2m at its eastern first-floor eaves and a central gully of some 6.9m. Much of the eastern half of the dwelling is currently single storey in

height, with the flat roof having a height of approximately 4.5m. A small first floor extension was added to this flat roof (under application APP/20/00412) providing the existing eastern half of the “gull wing”.

2.2 The dwelling sits in a roughly rectangular plot. It is centrally located within a tight-knit row of five detached houses on the north-east side of the road which vary in terms of their scale, design and appearance. The property’s southern boundary, onto Ferry Road, comprises two, 2.0m high metal gates (one pedestrian; one vehicular). Behind the boundary gates is a paved forecourt area which is used for vehicle parking. The forecourt allows access to a boat store, which is on the west side of the dwelling, and the residential element of the house, which is served by both stepped and ramped pathways. The ground floor of the building is in an elevated position above the level of the forecourt. To the rear of the dwelling the property accommodates a private yard and slipway onto Langstone Harbour.



Figure 2 **Site and Surrounding Area**

2.3 The interior of the ground floor of the dwelling is divided into two parts. The western half accommodates a boat store which extends for the full depth of the dwelling, front to back, being secured by metal gates at both ends. The eastern half of the ground floor comprises a kitchen, an en-suite bedroom, and office (with w.c.) and a workroom at the rear. Stairs allow access to a smaller first floor area which accommodates a living room and balcony, facing towards Ferry Road, together with a further large en-suite bedroom, with balcony, oriented to the rear towards the shore.

2.4 The original dwelling was extended at first floor level to the front and rear on its western side following the grant of planning application APP/21/00093. The dwelling was further extended with the addition of front and rear balconies permitted under APP/21/01131 (rear balcony) and APP/22/00397 (front balcony). A small first floor extension was added over the eastern flat roof (under application APP/20/00412) providing a lift shaft.



Figure 3 *View of Existing Development along Ferry Road taken from Car Park Access to the South*

2.5 Spindrift, and the adjacent dwelling to the east, Sinah House are built at a slight angle to one another. As such, the width of the property's plot is narrower at the front than it is at the back. Consequently, the east elevation of the single storey flat roofed addition is built at an angle; the extension is narrower at the front than it is at the rear (the extension has a width of between 3.9m and 5.2m if measured from the east façade of the dwellings original first floor elevations). The eastern elevation of the first-floor addition extends for some 1.7m from the building's main east, first floor, elevation. This leaves a gap of between 3.1m and 3.9m between the east elevation of the small first floor addition and the eastern edge of the dwellings ground floor eastern elevation.



Figure 4 *View Looking North between Small First Floor Addition & Sinah House*

2.6 As can be seen from the photographs at Figs. 4 to 6 immediately adjacent the property is the gabled western elevation of Sinah House. Within this elevation are two "porthole" windows either side of a chimney stack. These are secondary windows serving a bedroom which also has primary windows to the front and rear. To the east of Sinah House is the three-storey high "Windsong". This is constructed with buff brickwork at ground floor level, horizontal cladding at first floor and a slate faced mansard extension at second floor. To the east of Windsong is residential development within "The Kinch".



Figure 5 **View of West, First Floor, Elevation of Sinah House**



Figure 6 **View Looking South between Small First Floor Addition & Sinah House**



Figure 7 **View from Rear First floor Balcony towards West Elevation of Sinah House**



Figure 8 **View from Front First floor Balcony towards front of Sinah House**



Figure 9 *View from Rear Yard of Property looking South towards Sinah House*

2.7 Immediately west of the site is the two-storey dwelling “The Deck House” (built with buff brick elevations beneath a hipped slate roof) and then Ferry House (previously called Tamarisk, which is the last dwelling in the row of houses) which is a flat roofed, two storey, contemporary replacement dwelling, allowed on appeal under Planning Inspectorate reference APP/X1735/W/16/3158213. Beyond Ferry House is the Langstone Harbour Board site which accommodates a secure compound for the storage of boards and yachts as well as a large two storey portal framed building and a smaller timber storage building. The Hayling Island Ferry landing is to the west of the Harbour Board site with a slipway to the west of this allowing access to the sea. Immediately opposite the site on the south side of Ferry Road is a single storey public convenience beyond which is a pay and display carpark. To the west of the public convenience is the Ferry Boat Public House. Each dwelling within the row of 5 also has its own private slipway.

3.0 Proposed Development & Recent Planning History

3.1 The extension that is the subject of this householder planning application would result in the addition of a small ‘wedge’ to the first-floor extension which was allowed on appeal in January 2024 (Planning Inspectorate Ref: APP/X1735/D/23/3334836; LPA Ref: APP/23/00450).

3.2 The development that was permitted by the Planning Inspector comprised a first-floor extension above the existing single storey ground floor extension on the east side of the dwelling. The permitted extension, which has not yet been built, would have a width of between 4.0m (front part) and 4.4m (rear part) and a maximum depth of some 8.725m. The front elevation of this extension would be set back from the south elevation of the dwellings existing single storey extension by 2.9m. The north elevation would be set back from the line of the dwellings ground floor north elevation by some 4.8m.

3.3 The southern elevation of the permitted extension would be built west-east across the roof of the ground floor extension, terminating on top of the existing east parapet wall. A section of the proposed east elevation would then follow the line of the ground floor extensions existing east

elevation (for a length of 2.5m) before 'straightening up' for approximately 6.4m.

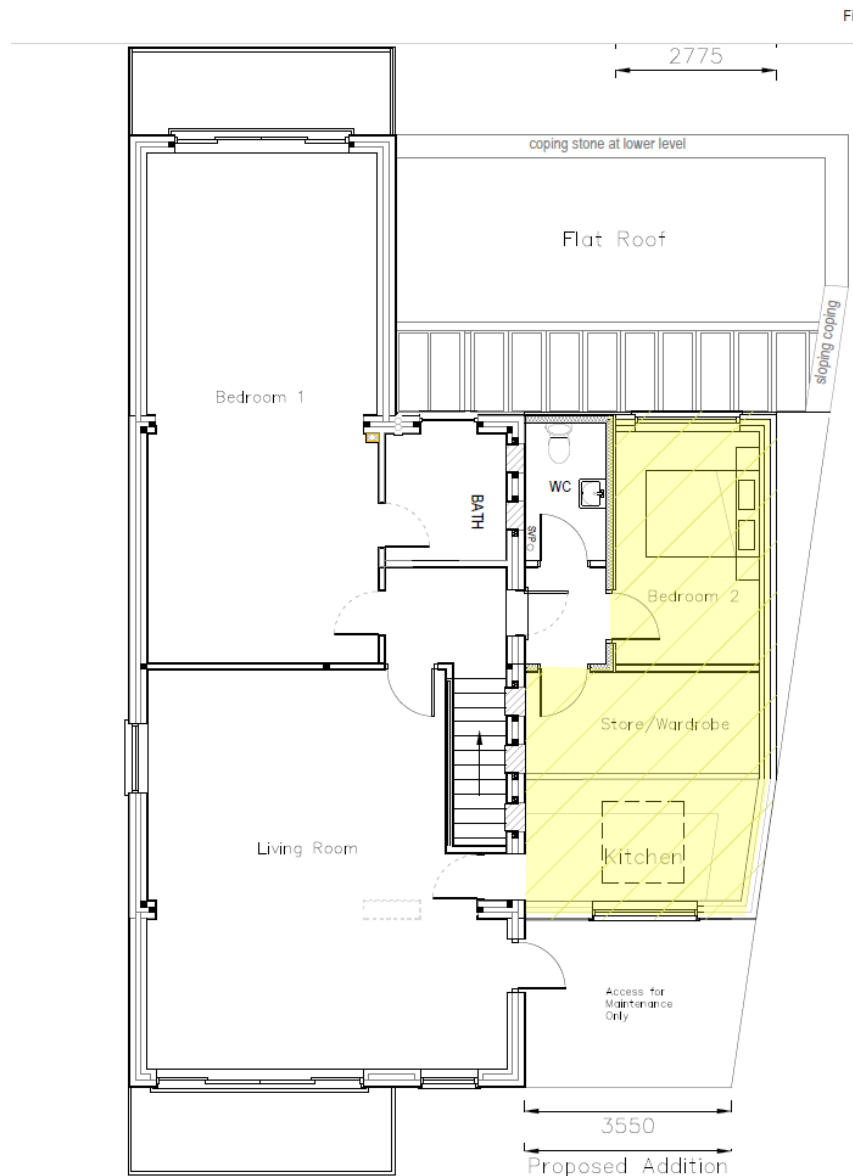


Figure 10 *Proposed First Floor Extension Allowed on Appeal (APP/X1735/D/23/3334836; LPA Ref: APP/23/00450) – Shaded Yellow*

3.4 The permitted extension is to be built with a flat roof (not a 'gull-wing' design) with a height of 6.8m above ground level. The construction of this first floor side extension would result in an increase to the building's height of some 2.35m on its eastern side. The small 'gull-wing' roof of the addition permitted under application APP/21/00093 would be replaced and integrated within a flat roof which was allowed at appeal. This flat roof would, therefore, cover the existing small eastern first floor addition, the extension allowed at appeal under APP/X1735/D/23/3334836 as well as the current infill corner proposal. This permitted flat roof would be approximately 0.4m lower at its eaves than the existing small 'gull-wing' extension.

3.5 This householder application proposes the construction of both the extension that was allowed on appeal as well as a small infill corner wedge (please refer to Fig 11 overpage). This additional infill corner wedge would have a depth of some 6.1m and would be a maximum of 0.925m wide at its northern end. The extension would reduce in width gradually to its narrowest end, which is to the south. The first-floor extension would have a maximum height at its east elevation of some

6.9m. An extract of the pre-application proposal is provided at Fig.12, below.

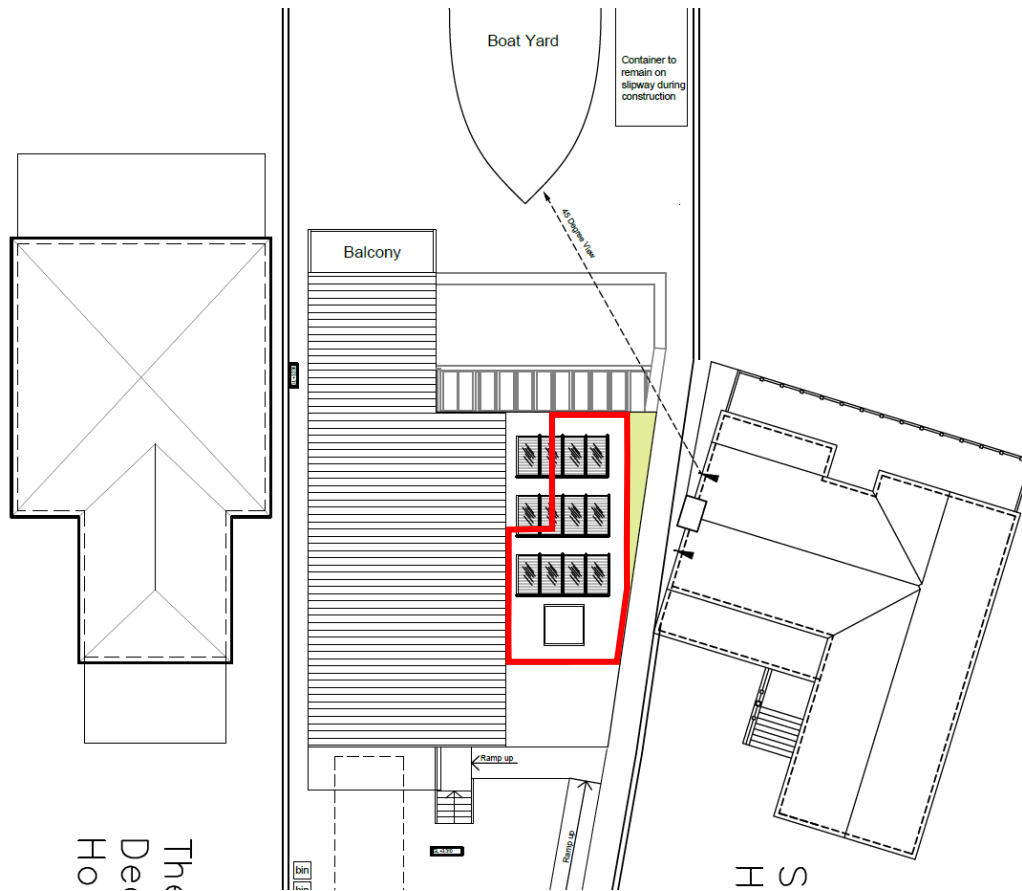


Figure 11 Extension Approved under APP/X1735/D/23/3334836; LPA Ref: APP/23/00450 (Red) & Additional Wedge Extension Proposed by this Planning Application (Lime Green)

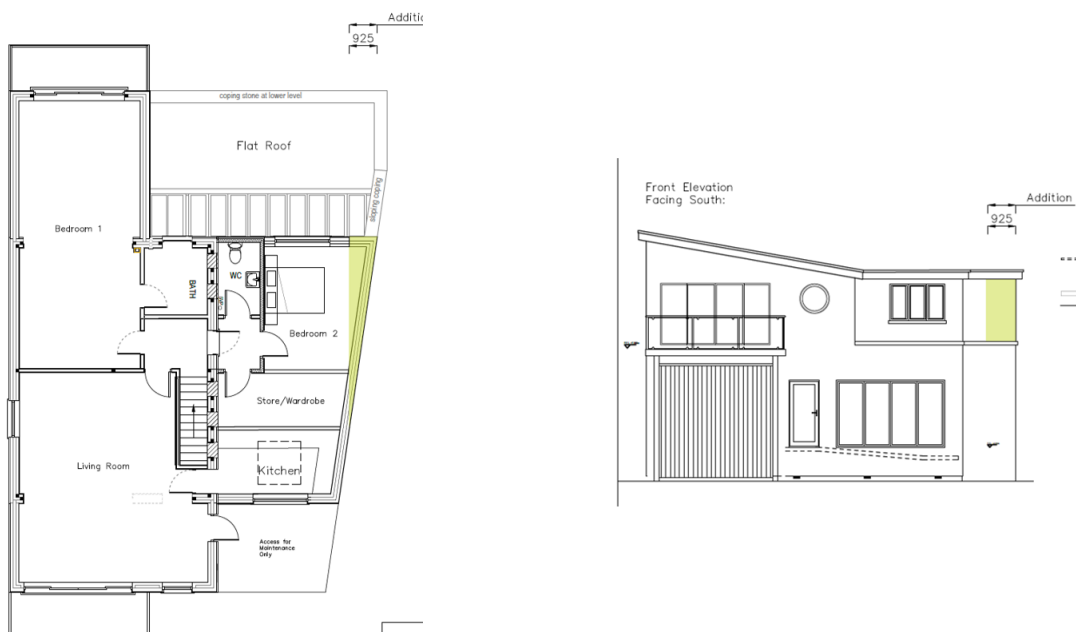


Figure 12 Extracts of Proposal First Floor Plan & South Elevation – Lime Green Shows the Added Infill Corner Wedge

3.6 Externally the extension would be constructed with light painted, smooth rendered cement elevations to match the appearance of the existing building. Internally, the proposed extension would

accommodate a bedroom with wardrobe/storage together with a kitchen (which would be accessed from the lounge).

3.7 It is considered that the addition of this extension to the extension allowed at appeal in January 2024 would have a negligible impact upon either the amenities of the occupiers of Sinah House, to the east, or upon the wider Ferry Road streetscene.

4.0 Planning Policy

4.1 The relevant planning policy documents in respect of this application are the National Planning Policy Framework, revised December 2023, (NPPF), and Havant Borough Core Strategy, March 2011 and the Havant Borough Design Guide Supplementary Planning Document, December 2011.

National Planning Policy Framework (NPPF)

4.2 Paragraph 7 of the Framework states that *“...The purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development, and supporting infrastructure in a sustainable manner. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs...”* The document promotes planning principles which include making effective use of land.

4.3 The NPPF states (at para.8) that *“... Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways...”* The third of these objectives is the environmental objective. This relates to the protection and enhancement of *“...our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy...”*

4.4 Paragraph 10 of the NPPF states *“So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development...”*

4.5 Paragraph 38 of the NPPF encourages Local Planning Authorities to *“...approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible...”* Additionally, para. 47 opines *“Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise...”*

4.6 Section 12 of the NPPF relates to ‘Achieving well-designed places’. Paragraph 131 states *“...Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this...”* Para. 135 requires LPAs, when making decisions, to ensure that developments:

- “a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*

- d) *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁵²; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."*

Local Plan Policy Context

Havant Borough Local Development Framework

4.7 The Havant Borough Core Strategy was formerly adopted on 1st March 2011. It is the principal document in the Council's Development Plan and sets out the spatial planning strategy for the area up to 2026. The LPA has previously stated that proposals to construct a first floor extension on the east side of Spindrift are contrary to policy CS16. This policy states:

"CS16 High Quality Design

Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

1. Responds to, draws inspiration from and respects local context and:
 - a) Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site;
 - b) Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;
 - c) Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;
 - d) Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and
 - e) The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.
2. Produces a positive relationship between buildings, street and spaces both existing and proposed, where:
 - a) The layout of the development reduces opportunities for crime and antisocial behaviour; contributes to improving community safety; and makes provision for the management and maintenance of the development;
 - b) New streets are not dominated by vehicular traffic;

- c) The layout of the development is legible, meaning it is easy to orientate oneself and move through.
3. Contributes to the improvement of the public realm close to the development, particularly sites close to town, district and local centres and other priority regeneration areas by using high quality hard and soft landscape material and street furniture; and where development is of a significant scale or prominence makes provision for public art.
4. Is inclusive by considering the needs of those with disabilities, ensuring safe and convenient access for all; and integrating affordable and supported housing with market housing through tenure blind design to minimise social exclusion and promote social integration.
5. Maximises opportunities for mixed use developments, particularly in town and district centres; and encourage higher densities (50+ dwellings per hectare) where appropriate.
6. Mitigates negative environmental impacts through sustainable design and construction methods, resource efficiencies, particularly water and the provision of facilities for waste recycling.
7. Adapts to the changing needs of the users and the changing climate over the lifespan of the building."

4.8 Havant Borough Council has also produced a number of Supplementary Planning Documents. The SPD quoted by the LPA in its decision is the Borough Design Guide – Adopted 14th December 2011. This provides guidance on building design.

5.0 Planning Considerations

5.1 The extension that is the subject of this householder planning application would result in the addition of a small 'wedge' to the first-floor extension which was allowed on appeal in January 2024 (Planning Inspectorate Ref: APP/X1735/D/23/3334836; LPA Ref: APP/23/00450).

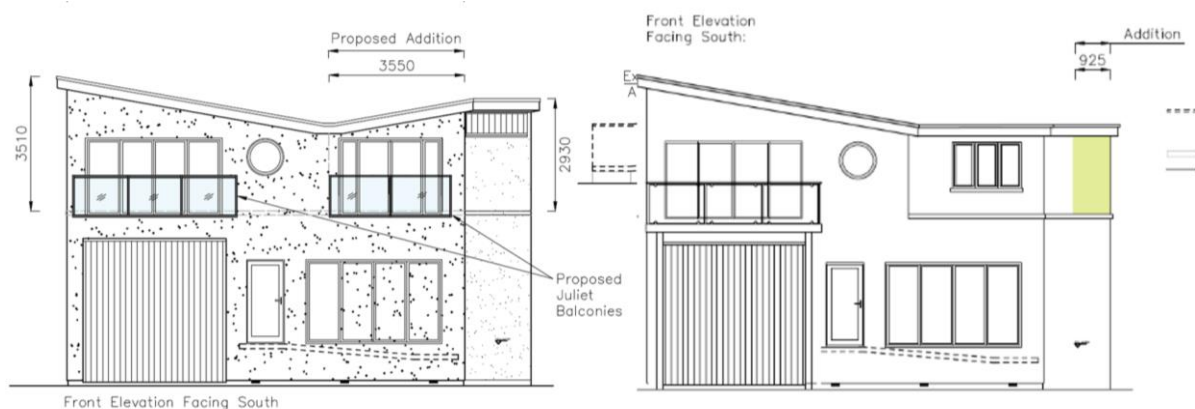


Figure 13 *South Elevations of Appeal Dismissed in 2019 (Left) + APP/23/00450 & Proposed Infill Corner Wedge (Right)*

Neighbourly Impacts upon Sinah House

5.2 In their pre-application response (LPA Ref: GEN/24/00616) Officers have referred to issues raised by the Planning Inspector who dismissed appeal APP/X1735/D/19/3230346 in 2019. It is clear that in 2019 a grant of planning permission was sought for a much deeper and higher, 'gull-wing' side

extension which also included a 'full-width' extension at the front of the dwelling. The south elevations of the two schemes are compared on page 11 at Fig. 13.

5.3 The successful appeal scheme (that at Fig.13 minus the lime coloured addition) is considered to be significantly different from the proposed extension dismissed in 2019. It has a front (south) elevation that is set back from the dwellings principal ground floor elevation and is to be constructed with a flat roof as opposed to the previously proposed 'Gull-Wing' roof which would have had a much higher eastern fascia/eaves. When allowing the appeal in 2024 the Inspector was of the view that these revisions were significant in addressing the LPAs concerns regarding a loss of the occupier's amenity (through loss of light and outlook) and impact on the streetscene.

5.4 With regards to its impacts on the amenities of the occupiers of Sinah House the LPA refused both applications in 2019 and in 2023 for the same reason which was, in summary:

"The proximity to the neighbouring property at Sinah House of the proposed first floor element of the extension on the eastern side of the dwelling would adversely affect the outlook from, and light available to and be detrimental to the amenities of the occupier of the adjacent residential property..."

5.5 The Planning Inspector who dealt with the appeal against refused application APP/23/00450 did not agree. He stated:

"23. In relation to the high level porthole windows, they are clearly not the main or principal source of light, outlook and views to the bedroom. As they have a high cill level and are small in size, they are, in my view, more of a feature. Whilst they allow light into the bedroom and views of the sky, their amenity benefit is limited by their size and height, and as such their value to the living conditions of this room are significantly less than the principal windows. Even so, as I indicated earlier, material changes have been made to the 2019 Appeal scheme that the Inspector found would be harmful in this respect...."

5.6 The Inspector opines at paragraph 24 *"I accept that there would be some impact on the light and outlook from these porthole windows, but for all the above reasons, I am satisfied that the level of impact would be modest and would not be so significant on its own as to justify the refusal of planning permission..."*

5.7 In order to address the concerns of the LPA over the potential impacts of the proposed additional infill corner wedge extension on the amenities (through loss of light and outlook) of the occupiers Sinah House the applicant commissioned a Daylight and Sunlight Assessment by consultants Herrington. This assessment considers the impacts of: (i) the existing dwelling; (ii) the extended dwelling under APP/23/00450, and; (iii) the extension of the proposal allowed under APP/23/00450 with the addition of the extra 'wedge' which is the subject of this current application.

5.8 It is apparent that, having modelled the amount of daylight and sunlight reaching the porthole windows, the consultants were of the view that the differences between the appeal scheme approved under APP/23/00450 and the current additional infill corner wedge application would be 'negligible'. In the conclusions of the Daylight and Sunlight Assessment the consultants comment *"In summary, any reductions seen in daylight and sunlight as a result of the granted planning permission (APP/23/00450) are unlikely to be noticed by the neighbouring buildings. When the infill extension has been tested in addition to this, there is no further increase in the loss of daylight or sunlight, concluding that the development will have a negligible impact on the neighbouring buildings."* The Daylight and Sunlight Assessment is submitted with this planning application.

5.9 Previous planning applications submitted at Spindrift have not been accompanied by a Daylight and Sunlight Assessment. This document demonstrates that earlier concerns relating to loss of daylight and sunlight were not well founded, especially when taking into account the fact that the

room these windows serve also accommodates large bay windows in both its north and south elevations.

5.10 With regards to outlook, Local Plan policy CS16 requires that new “...development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking...” When viewed in the context of policy CS16 it is considered that the current application proposals would not harm the amenities of neighbours through smell, the loss of privacy, noise or overlooking. Whilst it is apparent that the view of the sky from the porthole windows in the west elevation of Sinah House would be minimally impacted by the current proposals (over and above those approved under APP/23/00450, the question should be asked as to whether such a marginal and minimal impact should warrant the refusal of planning permission? When considering this question it should be borne in mind that the porthole windows are only secondary windows, and that the bay windows within the dwellings north and south elevations already afford the occupiers of this room an expansive and panoramic outlook over both Langstone Harbour and Ferry Road. It is considered, therefore, that the proposed additional infill corner extension would not cause demonstrable harm to interests of acknowledged importance. As such, the development proposed by this application is considered to be compliant with both Local Plan policy CS16 and Section 12 of the NPPF, ‘Achieving well-designed places’.

Terracing Impact and Character

5.11 Officers commenting on Pre-application enquiry GEN/24/00616 considered whether the proposed infill corner extension would cause a terracing affect between Spindrift and Sinah House. In their response Officers stated:

“Regarding a terracing impact and first floor gap to the boundary, it is noted that APP/19/00129 extended further forward than both APP/23/00450 and this pre-application's proposal. Application APP/23/00450 was considered acceptable by the Appeal Inspector. The main difference now proposed is the loss of the rear part of the first floor gap to the boundary.

It is considered that if this pre-application's additional first floor element beyond that of APP/23/00450's approved first floor side extension would have a limited additional impact when viewed from the road. From the harbourside Sinah House property is itself angled away such that a slightly larger gap is retained. Overall, it is considered that the amended proposal would on balance be acceptable when considering the previous approval on appeal.”

5.12 It is clear, therefore, that Officers do not consider the current application proposals would result in a terracing affect. As such, it is considered the application proposal would, again, be compliant with both Local Plan policy CS16 and Section 12 of the NPPF, ‘Achieving well-designed places’.

Building the Extension

5.13 The applicant has reviewed the practicalities of building the design approved under APP/23/00450 and concluded that it would, technically, be a very difficult and costly extension to construct. This is because it would be necessary to support the first floor extensions east elevation, where it ‘crosses’ the roof of the existing ground floor extension, with a universal joist (or reinforce steel joist) which may have to be set in place with a crane. A much simpler, and straightforward, approach to building the first floor extension on the east side of Spindrift would be to construct it on top of the parapet wall of the existing ground floor single storey extension. Furthermore, the additional space created within this bedroom would result in a much more practically sized and useable habitable room.

Biodiversity Net Gain (BNG)

5.14 The Government’s online Planning Practice Guidance (PPG) states that householder developments such as the current application are exempt from the from BNG rules.

6.0 Conclusions

6.1 The applicant has reviewed, very carefully, the pre-application response from Officers in relation to the construction of the additional infill corner wedge extension. With regards to the potential success of any future planning application in achieving a grant of permission Officers have stated:

"In terms of the likelihood of receiving officer support; this proposal presents an increased impact to the porthole windows in Sinah Lane compared with those approved under planning permission APP/23/00450.

Any application would need to set out how these concerns are addressed in relation to light and outlook to these windows. In conclusion a further application based on the pre-application plans and elevations is currently considered unlikely to be supported."

6.2 A Daylight & Sunlight Assessment by consultants Herrington is submitted with this application. This report comments "...When the infill extension has been tested in addition to this [i.e. the extension approved at appeal proposed by application APP/23/00450], there is no further increase in the loss of daylight or sunlight, concluding that the development will have a negligible impact on the neighbouring buildings..." This evidence has not been available to the LPA when considering earlier applications and helps demonstrate that the current application proposal would not result in a noticeable amount of daylight or sunlight reaching the room served by the room with the porthole windows, over and above the development approved at appeal.

6.3 With regards to the available outlook from the porthole windows it is concluded that there would only be a very minimal additional loss of outlook of the sky if this small infill corner wedge extension was granted planning permission - over and above that caused by the development approved at appeal (LPA Ref: APP/23/00450). It is material to any consideration of this application that these porthole windows are only, effectively, secondary windows. It is also relevant that this room is also served by large bay windows within the rooms north and south elevations. These bay windows allow for expansive and panoramic views over both Langstone Harbour and Ferry Road, respectively. When viewed in 'the whole' it is considered that the proposed development would have only a very minimal impact upon the residential amenities of the occupiers of this room within Sinah House through a 'loss of outlook'.

6.4 Finally, Officers have concluded in their pre-application response that the proposed development would not cause a 'terracing impact' to the row of houses located on the north side of Ferry Road.

6.5 It is concluded that, in terms of current planning policy, the proposed development would be of a high-quality design, representing a 'sustainable development' that would be compliant with both the NPPF and the Havant Borough Core Strategy, Adopted 1st March 2011. It is respectfully requested, therefore, that both Officers and Members of the Borough Council look favourably on this scheme and grant planning permission.

Appendix I

Appeal Decision Letter for APP/X1735/D/23/3334836

Appendix II

Pre-Application Enquiry Response from the LPA on 12th July 2024 (LPA Ref: GEN/24/00616)

Appendix III

Appeal Decision Letter for APP/X1735/D/19/3230346