
Site Address: Maison Blanche, St Peters Road, Hayling Island, PO11
ORT

Proposal: Proposed garage alterations with dormer addition and extension to the
main house.

Application Type: Full Planning Permission

Application No: APP/23/00270 Expiry Date: 17/05/2023

Applicant: Mr Hunt

Agent: Mr Kelly Case Officer: Joseph Toole

GRK Architecture

Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

Maison Blanche, St Peters Road, Hayling Island, is a two storey end of terrace property, located to the west side of St Peters Road. The property comprises of white render and concrete roof tiles. Vehicular access is from St Peters Road with parking to the front/side and within the detached garage to the back.

The property is located within a residential area with surrounding properties of different style and design.

2 Planning History

99/51087/000 - Proposed alterations to incorporate new bays at ground floor level and new dormer windows at second floor level incorporating wrought iron balconies. (south elevation), WD,21/05/1999

99/51087/001 - Proposed alterations to incorporate new bays at ground floor level and new dormer windows at second floor level to south elevation (revised application), PERM,21/06/1999

3 Proposal

The proposal would involve an extension to the main house which would be attached to the existing detached garage. The garage at ground floor would be used as a sun and snug room with W/C, together with two parking spaces. There would also be a first floor addition to the garage with a dormer. The first floor would provide a bedroom with en-suite and study/office space.

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

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

Councillor Leah Turner - Hayling East

No Comment.

Councillor M Wilson - Hayling East

No Comment.

Councillor R Raines - Hayling East

No Comment.

Developer Services, Southern Water

Please see the attached extract from Southern Water records showing the approximate position of our existing public foul sewer within the development site. The exact position of the public asset must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

- The 150 mm diameter gravity sewer requires a clearance of 3 metres on either side of the gravity sewer to protect it from construction works and to allow for future maintenance access.

- No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water.

- No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of public or adoptable gravity sewers.

- All existing infrastructure should be protected during the course of construction works.

Please refer to: [southernwater.co.uk/media/3011/stand-off-distances.pdf](https://www.southernwater.co.uk/media/3011/stand-off-distances.pdf)

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.

Southern Water requires a formal application for any new connection to the public 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

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

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: 3

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) Drainage implications
- (v) Parking matters

(i) Principle of development

- 7.2 The application site is not within the defined urban area, therefore development will only be permitted if it is consistent with the policies for the countryside set out in national policy as specified in Policy CS17. Whilst the principle of new dwellings is not supported in non-urban locations, in this case the application proposes the extension of an existing building for purposes ancillary to the enjoyment of the host dwelling, and no objection is raised to this as a matter of principle as it accords with Policy AL2 of the Allocations Plan.

(ii) Appropriateness of design and impact on the character of the area

- 7.3 The proposed works would have white render to match the existing property with a flat roof. These materials are considered to be inkeeping with the context of the main dwellinghouse and character of the area.
- 7.4 The proposed rear extension would not be readily visible from the street scene thus not considered to have an impact on the character of the area. The proposed dormer within the garage would be partly visible from the street scene. Due to its modest size it is considered to be inkeeping with the character of the area.
- 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 To the south facing the side of Cherry Hinton there would be a revised fenestration and a new door within the proposed rear extension. These views are considered to be the same as existing on site thus not considered to have an adverse impact on the occupiers of Cherry Hinton. There would also be a window within the proposed dormer serving an en-suite. Due to potential concerns of overlooking this window has been conditioned to be obscurely glazed and non opening below 1.7 metres in floor level.
- 7.7 To the north facing No.1a St Peters Road there would be no side windows within the proposed rear extension. The proposed rear extension would go along the shared boundary with No.1a. Although long with a height of approximately 2.9 metres, due to its flat roof design and being partly screened by the existing 1.8 metre high fencing it is not considered to appear overbearing or result in the harmful loss of light or overshadowing to the occupiers of No.1a.
- 7.8 To the rear there would be a window within the proposed rear extension serving the W/C. This would face out onto the rear garden with existing screening on all sides thus not considered to cause harmful overlooking. Within the garage there would be revised fenestration with bi-folding doors on the ground floor and the first floor window now serving an office/study. As these views have already been established by the host dwelling they are not considered to cause harmful overlooking to the surrounding neighbouring properties.

- 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) Drainage implications

- 7.10 Southern Water commented on the application raising no objection. If permission is forthcoming an informative would be added to the decision.

(v) Parking matters

- 7.11 The proposal would increase the number of bedrooms from 2 to 3 therefore 2 car parking spaces are required on site. There is sufficient space on site to accommodate this, thus complying with Policy DM13 of the Havant Borough 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. On this basis it is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/23/00270

- 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 - 17/001/103

Block Plan - 17/001/102

Context Elevations - 17/001/101-3 P1

Existing and Proposed Elevations - 17/001/101-2 P1

Proposed Floor Plans - 17/001/101-1 P1

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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the proposed works hereby permitted the window in the dormer on first floor of the garage serving an en-suite on the south elevation facing Cherry Hinton shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and non opening below 1.7 metres in floor level and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.