
Site Address: Rythe House, Marine Walk, Hayling Island, PO11 9PQ
Proposal: Proposed front entrance porch extension with roof terrace and alterations to roof and fenestrations.
Application Type: Full Planning Permission
Application No: APP/23/00888 Expiry Date: 18/12/2023
Applicant: Mr Smith
Agent: Mr Sharp Case Officer: Ikrame Essalih
 Alan Sharp Associates
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Rythe House, is a two-storey detached dwellinghouse located at the south side of Marine Walk and facing onto an open green area towards the Harbour. The house is constructed in facing rustic red bricks, pitched brown roof and contemporary style fenestration and entrance door with dark brown framing. At the main front elevation, a balcony with framed glass balustrade is protruding by approximately 1.2 metres from the recessed front part of the façade and accessed from the living room at first floor level.
- 1.2 The front area of the property is mainly gravelled allowing for at least four parking spaces around a central circular grass area defined by a brick edging. The front area boundary treatment consists of trees and mature hedging going taller to the rear on the east side, wooden fencing coupled with hedging on the west side and an open front boundary with retained grass area.
- 1.3 The surrounding area is mainly residential with properties of similar heights and diverse design, size and sitting. The front areas of the neighbouring properties are mainly large and open.

2 Planning History

90/52705/002 - Attached double garage to front., PERM,21/03/1990

93/52705/004 - Outline application for demolition of existing commercial building, erection of new building, continuation of existing uses with the addition of office space, WD,22/02/1994

3 Proposal

The proposal comprises multiple works including a front porch extension with roof terrace, alterations to roof at front elevation, and to fenestrations at front, west and east elevations.

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 AONB SPD 2017

Havant Borough Local Plan (Core Strategy) March 2011

CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)

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 Leah Turner - Hayling East

No comments received.

Councillor Mark Coates

No comments received.

Councillor R Raines - Hayling East

No comments received.

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
<u>No comments received.</u>	N/A

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 / Coastal Zone and AONB
- (iii) Effect on neighbouring properties
- (iv) 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/ Coastal Zone and AONB

7.3 The proposed works involve the construction of a front porch extension at ground floor level enlarging the entrance area and creating a new bathroom with a side window to the east elevation. The extension would be protruding by 1.5 metres from the main building line and 3.3 metres from the recessed part of the front elevation. At first floor level, a roof terrace would be projecting by 600 mm further than the proposed ground floor extension at its most frontward point and would be supported by four pillars while sitting on top of the new porch. The width of the roof terrace would be approximately 9.8 metres parallel to the width of the house. The extension's walls would be rendered in Monocouche or similar of cream colour and the roof terrace balustrade would be in frameless glass with polyurethane boards of grained surface, Considering the existing design, textures and colours, it is deemed that the proposed works and materials are appropriate and would not be out of the character of the main dwellinghouse and the surrounding area.

7.4 Additionally, the proposal would result in alterations to fenestration on different façades. On the north facing main elevation, the windows serving existing ground floor bedrooms would be altered to match the vertical linear elements of the proposed front porch. At upper floor level, the existing glass balcony door and the window serving the bedroom would be replaced with glass sliding and bi-folding doors maximising the amount of glazing on the elevation facing the harbour. Similar works are noted in neighbouring properties and considering that the elevation is facing north, it is deemed that the amount of glazing would be acceptable and that the proposed design would not result in an adverse impact on the character of the dwellinghouse and streetscene. Whilst there would be an increase in glazing at the front this is north facing reducing possible sunshine glare and would be similar to other glazing to nearby properties, on balance considered acceptable in relation to views from the AONB/Harbour and its setting.

- 7.5 On the west elevation, a small obscure glazed window would be added to the serve the existing study. At the east elevation, the existing upper floor window, closer to the front, and serving the living room would be enlarged in width and length, but not exceeding the existing window height. The width would be increased by approximately 350 mm and the length would be dropped to floor level by approximately 500 mm. This alteration is considered appropriate considering the amount of glazing on this elevation and coherence with the proposed design at first and ground floor levels.
- 7.6 Overall, the design and appearance of the proposal is deemed appropriate in context to the area and would not result in a harmful impact to the character of the house. Therefore, it is considered acceptable, meeting the requirements of policies CS12, CS16 and DM9 of the HBLP (Core Strategy). It is considered that the scheme would not result in an adverse impact on the streetscene, the coastal zone, the setting of the AONB and the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.7 By dint of the appearance, the type and the location of the proposed works, it is considered that the new construction and alterations would be highly visible from the public realm and neighbouring properties. Considering that there is a large open land with trees on the north side facing the property and providing a buffer zone to the harbour, with no existing residential properties, it is considered that the proposal would not result in any harmful impact on that side.
- 7.8 To the east side, is the property at Cockle Rythe. This property is set back by approximately 18 metres from the rear level of Rythe House. Therefore, From the proposed development viewpoint, only the closest section to the main access of the property land, which is part of the open front area, would be overlooked from the terrace and enlarged side window. Acknowledging there would be an increase in the east window's dimensions as well as the frequency of usage, it is considered that the level of overlooking would not be materially different from the existing. Furthermore, the existing tall hedging on both properties would provide a screen to the front area closer to the entrance of the neighbouring dwellinghouse. Consequently, it is considered that the proposal would not result in harmful impact to this neighbouring property.
- 7.9 To the west side, is the property at The Anchorage. Acknowledging the potential impact from that the proposed roof terrace protruding distance of approximately 1.88, with consideration to the front bay window at this neighbouring property, amended plans proposing an obscure screen of 1.7 metres at the west side have been submitted. With consideration to the separating gap of approximately 3.9 metres between the two properties, the existing fence of approximately 1.8 metres and the existing buildings lines, it is deemed that the impact resulting from the proposal to this neighbouring property would be limited and acceptable.
- 7.10 It is noted that the proposed works would not be visible to the neighbouring properties located at the rear of the application site.

- 7.11 Considering the design, the position and the amount of works in the proposed development, it is deemed that the proposal does not appear overbearing or lead to loss of privacy or view or harmful overlooking and would have limited and acceptable impact on the immediately adjacent properties 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

- 7.12 The application site is located within Flood Zone 2 and 3. The proposal includes a front porch extension resulting in a additional roof terrace, and alterations to windows and roof. The agent has submitted Flood Risk Assessment which confirms that appropriate mitigation measures have been considered in the proposal including minimal increase in the ground floor area (approximately 10 sqm) and additional floor space would be retained at existing levels with no change to the existing permeable paving surfaces. Therefore, it is considered that the proposal would not result in an increased flood risk meeting the requirement of Policy CS15 and Policy DM9 of the Havant Borough Council Local Plan (Core Strategy 2011). The Flood Risk Assessment will be part of the approved documents.

8 Conclusion

- 8.1 The proposed development is acceptable in principle. The scale, siting and design of the proposal would have limited and acceptable impact on the neighbouring properties, the streetscene and the character of the area and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00888, 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

Site Layout Plan Drawing no. 1640/01

Amended Proposed Floor Plans/ Elevations/Roof Plans and Section Drawing No. 1640/02 Rev A

Materials List - Dated 7th December 2023

Flood Risk Assessment - Dated 21st October 2023

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms / details 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 balcony roof terrace hereby approved shall not be brought into use unless and until a 1.7m high obscure glazed screening has been provided to the western side of the balcony as shown on drawing No. 1640/02 Rev A with an obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) 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.