
Site Address: 11 Elm Close Estate, Hayling Island, PO11 9AT
Proposal: Removal of rear conservatory and garage and replacement with rear and side single storey extension.
Application Type: Full Planning Permission
Application No: APP/23/00182 Expiry Date: 28/04/2023
Applicant: Mr Surman
Agent: Mr I Murray Case Officer: Josephine Lacey
Ward: Hayling West

Recommendation: **GRANT PERMISSION**

1 Site Description

11 Elm Close Estate, Hayling Island, PO11 9AT

11 Elm Close Estate, Hayling Island, is a detached single storey property located to the south side of Elm Close Estate. Vehicular access is from Elm Close Estate with parking to the front.

The property is located within a residential area with some surrounding properties of the same design and others differing.

2 Planning History

No relevant planning history

3 Proposal

Removal of rear conservatory and garage and replacement with rear and side single storey extension.

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)

Havant Borough Local Plan (Allocations) July 2014

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Brenda Linger - Hayling West
No comments received

Councillor Clare Satchwell - Hayling West

No comments received

Councillor Julie Richardson

No comments received

Developer Services, Southern Water

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

- The 225 mm public surface water sewer and public foul 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

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).

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

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

(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

7.3 The proposed development would involve a single storey side extension and single storey rear extension. The proposed side extension would be used as a garage and would have a width of approximately 2.6 metres, a depth projecting approximately 2.7 metres from the existing garage with a maximum height of approximately 2.6 metres. The proposed rear extension would be used as a kitchen and living space and would have a width of approximately 9.7 metres, a depth of approximately 5.7 metres with a flat roof having a maximum height of approximately 2.6 metres.

7.4 The proposed works use materials that are considered to be inkeeping with the context of the main dwelling.

7.5 The proposed works would be partly visible from the street scene in the form of the side extension. As this would not extend out beyond the principal elevation it is not considered to have a negative impact upon the character of the area. Due to the proposed development being located to the rear of the property it is considered to have a limited impact upon the street scene. Furthermore, the proposed extension

would appear appropriate size to the plot. Therefore, it is considered to be in keeping with the character of the area.

- 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 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

- 7.7 To the front there would be a garage door. This is shown to have no windows and would face out onto the public highway and front gardens of the properties opposite therefore it is not considered to cause harmful overlooking.
- 7.8 On the east elevation facing No.12 Elm Close Estate there would be no side windows within the proposed side extension. It would also be largely screened by the existing 1.7 metre high fencing on this side. Within the proposed rear extension there would be no windows on this side, although there would be a rooflight, which due to its height would not cause overlooking. Furthermore, due to the height and projection of the proposed extension and the existing 1.7 metre high fencing predominantly screening the extension, it is not considered to appear overbearing or result in the harmful loss of light. The outlook from the rear windows of No.12 is not disrupted to a harmful extent, as this area already comprises of several roofs and buildings from this viewpoint. The extension will also not lead to adverse loss of light in the garden of No.12, before, the extension is not thought to cause harmful overshadowing on this side.
- 7.9 On the west side facing No.10 Elm Close Estate, within the proposed rear extension there would be 2 side windows on this side, but these would not have potential for harmful overlooking into the side windows of No.10 serving a utility room and kitchen, as there is significant space between the properties and existing boundary treatment. There will also be a rooflight within the rear extension, which due to its height would be non overlooking. Thus, it is not considered to cause harmful overlooking. Furthermore, due to the existing wall and fencing, it is not considered to appear overbearing or result in the harmful loss of light, as there may be some overshadowing in the early morning, but the property would not be significantly impacted for the majority of the day.
- 7.10 To the rear there would be a set of bi-folding doors within the proposed rear extension with a patio area. The height is not raised and there is significant distance between this property and the properties to the rear, thus not considered to cause harmful overlooking.
- 7.11 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking, 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.
- 7.12 Southern Water commented on the application raising no objection. An informative has been added to the decision.

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.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/23/00182 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:

A111 V5 PROPOSED BLOCK & LOCATION PLAN
A112 V5 PROPOSED FLOOR
A113 V5 PROPOSED ELEVATIONS
A114 V5 PROPOSED NS & EW SITE SECTIONS
A115 V5 PROPOSED SITE VIEWS

Reason: - To ensure provision of a satisfactory development.