
Site Address: 12 Manor Way, Hayling Island, PO11 9JH
Proposal: Two storey rear extension and roof extensions/alterations incorporating side dormer windows and gable ends.
Application Type: Full Planning Permission
Application No: APP/23/00062 Expiry Date: 19/04/2023
Applicant: Mr Gentle
Agent: Mr Renton Case Officer: Joseph Toole
 SAACT Ltd
Ward: Hayling West

Recommendation: **GRANT PERMISSION**

1 Site Description

12 Manor Way, Hayling Island, is a chalet bungalow located to the north side of Manor Way. The property comprises of white render and grey roof tiles. Vehicular access is from Manor Way with parking to the front.

The property is located within a residential area with surrounding properties differing in style and design.

The application site is partly located within Flood Zone 2 and 3.

2 Planning History

No relevant planning history.

3 Proposal

The proposal is for a two storey rear extension and roof extensions/alterations incorporating side dormers and gable ends. The proposed works would include a kitchen and dining room and bedroom on the ground floor and 4 bedrooms and 2 bathrooms on the first floor.

Amendments to the proposal have been made to reduce its impact on the character of the area and neighbouring properties.

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

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

Havant Borough Local Plan (Allocations) July 2014

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

5 Statutory and Non Statutory Consultations

Councillor Brenda Linger - Hayling West

No Comment.

Councillor Clare Satchwell - Hayling West

No Comment.

Councillor Julie Richardson

No Comment.

Developer Services, Southern Water

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

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.

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Original Plans Concerns of impact on privacy and wellbeing due to the close proximity of proposed windows	The plans have been updated removing the first floor rear windows

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) Ecology matters
- (vi) Flood risk considerations
- (vii) Parking matters

(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 works would have white render and grey roof tiles to match the existing property. This is considered to be inkeeping with the context of the main dwellinghouse and character of the area.

7.4 Whilst the proposed works would involve an extension and roof alterations with the addition of larger side dormers it is not considered to have an adverse impact on the character of the area. This is due to the mixture of dwellinghouses within the locality. Furthermore, the proposed dormers would be below the ridge of the property and offset from the eaves, thus reducing their impact on the roofspace such as to not warrant a refusal. It is worth noting the proposed dormers do comply with the criteria of the Havant Borough Design Guide SPD.

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 front of the property there would be fenestration changes including a Juliet balcony on the first floor. The proposed Juliet balcony would partly face out onto the garden space of No. 10a Manor Way however views would mostly be to the back grass area not their sitting area. It is also worth noting this space can be viewed from the street scene, thus it is not considered to cause harmful overlooking into the private amenity space of No.10a Manor Way. In terms of its impact on the other properties to the front as the windows and doors would face out onto the public highway and the front gardens of the properties opposite it is not considered to have an adverse impact.
- 7.7 On the east side facing No.10a Manor Way the proposed rear extension would come closer to the shared boundary. Its impact would be reduced by the existing extension at No.10a thus not considered to appear overbearing or result in the harmful loss of light to the neighbouring occupiers. At first floor level there would be two windows within the side dormers serving bedrooms. These would face out onto roof space and the driveway of No.10a thus not considered to cause harmful overlooking.
- 7.8 On the west side facing No.14 the existing flat roof extension would become two storey. Due to its separation distance and not extending out further than the existing conservatory at No.14 it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring occupiers. At first floor level there would be two windows within the proposed dormer, one serving a bedroom and one serving a bathroom which is the one closest to the rear. The bedroom would face out onto the flank wall of No.14 thus not considered to cause harmful overlooking. It is worth noting it would have a similar view to the existing dormer window. In terms of the bathroom window as it would face out onto the rear gardens of No.14 and No.16 Manor Way this has been conditioned to be obscurely glazed and fixed shut below 1.7 metres in height to prevent harmful overlooking.
- 7.9 To the rear there would be bi-folding doors on the ground floor of the proposed extension. As views from here would be screened by the existing boundary treatment it is not considered to cause harmful overlooking to any of the surrounding properties. There would be no first floor windows to the rear thus not have an impact on No.42 Sea Grove Avenue.
- 7.10 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).

(iv) Drainage implications

- 7.11 Southern Water commented on the application raising no objection. An informative would be added to the decision.

(v) Ecology matters

- 7.12 The application site is located close to Early Meadow grass and Autumn Lady's-tresses. Due to the nature and scale of the proposed works it is not considered to have an adverse impact on the ecology of the area.

(vi) Flood risk considerations

- 7.13 The application would be classed as a 'minor development and according to the National Planning Practice Guidance (NPPG) unlikely to cause flood risk unless they would have an adverse effect on a watercourse, floodplain or its flood defences; they would impede access to flood defence and management facilities, or; where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows. The proposal should not affect these areas.
- 7.14 The application site is located within Flood Zone 2/3. The applicant's submission confirms that floor levels within the proposed development will be set no lower than existing levels and flood proofing of the development will be incorporated where appropriate. It is worth noting the proposal would result in a slight increase in the footprint of the property in the form of the rear extension which is not considered to be significant. Furthermore, the proposed development is classed as minor development and unlikely to increase the risks associated with flooding to the site and elsewhere and therefore accords with policy CS15 of the Core Strategy.

(vii) Parking matters

- 7.15 The property would continue to provide 5 bedrooms therefore not having an impact on parking.

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/23/00062 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
Proposed Block Plan
Proposed Ground Floor and First Floor Plans - P01
Proposed Roof Plan - P02
Proposed South and East Elevations - P03
Proposed North and West Elevations - P04

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 works hereby permitted the window in the first floor on the west elevation serving the en-suite facing No.14 and No.16 Manor Way 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.