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|-------------------|-------------------------------------------------------------------|---------------|---------------|
| Site Address:     | 70 Sea View Road, Hayling Island, PO11 9PE                        |               |               |
| Proposal:         | Construction of an outbuilding to rear to accommodate a boathouse |               |               |
| Application Type: | Full Planning Permission                                          |               |               |
| Application No:   | APP/22/01036                                                      | Expiry Date:  | 26/01/2023    |
| Applicant:        | Mr Percival                                                       |               |               |
| Agent:            |                                                                   | Case Officer: | Denise Sheath |
| Ward:             | Hayling East                                                      |               |               |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

The application site relates to a substantial detached two storey dwelling located at the end of a private drive, off Sea View Road, Hayling Island. The curtilage of the plot extends eastwards to the fore shore where the landscape designations of Chichester Harbour AONB, SSSI, SPA and SAC all apply. The site also lies within flood zone 3. It is noteworthy that the defined Urban Area boundary line (Policy CS17) truncates the site with the house within the built up area, but the majority of the garden to the east within the non-urban rural area.

To the north is the detached dwelling of number 68 which has been modernised with grey cladding and has a large glazed ground floor window adjacent the site and first floor full length window with a screen. It has a conservatory across its northern half. The boundary between the two dwellings largely comprises a wall about 1.7m high which has a lean to style store along its length with tiled top. There are also mature shrubs providing some screening between the houses.

To the south the site abuts the Lakeside Coastal Village - a holiday complex.

## **2 Planning History**

95/52919/002 - Change of Use of 4m wide area of land to south of dwelling to residential use, together with construction of single storey swimming pool extension. PERM 19/02/1996

APP/18/00052 - Alterations to existing guest lodges to extend ground floor external decks and enlarge ground floor windows on inward facing elevations. PERM 21/03/2018

APP/20/00828 - Single storey side extension and two storey rear extension. PERM 19/11/2020

## **3 Proposal**

Construction of an outbuilding to rear to accommodate a boathouse

## **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

|      |                                                                                   |
|------|-----------------------------------------------------------------------------------|
| CS11 | (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) |
| CS12 | (Chichester Harbour Area of Outstanding Natural Beauty (AONB))                    |
| CS16 | (High Quality Design)                                                             |
| CS17 | (Concentration and Distribution of Development within the Urban Areas)            |
| DM10 | (Pollution)                                                                       |
| DM9  | (Development in the Coastal Zone)                                                 |

Havant Borough Local Plan (Allocations) July 2014

|     |                                                    |
|-----|----------------------------------------------------|
| AL1 | (Presumption in Favour of Sustainable Development) |
|-----|----------------------------------------------------|

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

## **5 Statutory and Non Statutory Consultations**

### **Chichester Harbour Conservancy**

NO OBJECTION WITH CONDITIONS

Conditions:

1. Tree protection during the build and hand-digging of supports for the structure
2. Use of oak facing materials (preferably stained a dark colour) and timber shingles to clad the roof

Conditions are to be read in conjunction with the overall recommendation and should not be separated

Reasoned Justification:

The applicant engaged with Conservancy Officers via a pre-application enquiry (CHC reference CHCPREAP 22/05-HIS), after a site meeting that took place on 28 June 2022, with written advice being offered on a without prejudice basis.

I see that the proposals are still basically of the same character and having regard to the policy framework\* below, make the following observations.

I took the opportunity to walk the foreshore public footpath and could see that to a great extent the site of the proposed boathouse would indeed be largely screened and whilst taller than the existing sun lounge outhouse, would still be sub-ordinate to the existing two storey dwelling on the plot.

The oak cladding specified for external walls is a good facing material and this is stained to give a more muted effect timber shingles used to clad the roof, then it will comfortably sit in its harbourside context.

I saw that tree stems were in close proximity to the footprint of the proposed boathouse, but that the intention was to raise up the structure on 'stilts', which would have little effect on the root systems of those adjacent trees, albeit some modest trimming of overhanging boughs may be necessary.

The applicant had said it was his intention to retain all the trees, in order to screen the new boathouse.

Overall, Conservancy Officers can therefore offer support for the modest structure proposed.

\*Policy framework

NPPF - 14, 176; NPPG – ID 6-8, ID26, ID31; HBLP – CS11-CS12, CS16-CS17, DM9-DM10;

HBLPA – AL1; SVHLP – DR1, E1, E3-E5, E14, E16, E22; CHMP – 1-2; PP - 3, 9; SPD/SPG.

## **Engineering/Drainage**

No comments received

## **Environment Agency**

We have reviewed the information as submitted and set out our position below.

Environment Agency Position

We have no objection to the proposal as submitted.

Advice to LPA/Applicant

Flood risk standing advice

The proposed development falls within Flood Zone 3, which is land defined in the planning practice guidance as being at risk of flooding

We have produced a series of standard comments for local planning authorities and planning applicants to refer to on 'lower risk' development proposals. These comments replace direct case-by-case consultation with us. This proposal falls within this category.

These standard comments are known as Flood Risk Standing Advice (FRSA). They can be viewed at

<https://www.gov.uk/guidance/flood-risk-assessment-for-planningapplications#when-to-follow-standing-advice>

We recommend that you view our standing advice in full before making a decision on this application. We do not need to be consulted.

Signing up for flood warnings

The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit <https://www.gov.uk/sign-up-for-flood-warnings>. It's a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up.

Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

For practical advice on preparing for a flood, visit

<https://www.gov.uk/prepare-forflooding>.

To get help during a flood, visit <https://www.gov.uk/help-during-flood>.

For advice on what do after a flood, visit <https://www.gov.uk/after-flood>.

Historical Contamination

Mapping for historical landfills, would appear to show a historical inert landfill (1980s), clipping the edge of the footprint of this development.

It is though fairly likely that this reflects slight inaccuracies in defining mapped boundary, and the actual boundary of the historic would align with the mapped boundary of the property.

We would though just recommend a general watching brief for any waste/contamination be maintained throughout any development works.

## **Natural England Government Team**

NO OBJECTION

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on designated sites and has no objection.

Natural England's further advice on designated sites/landscapes and advice on other natural environment issues is set out below.

## **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: 6

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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Flood Risk
- (v) Impact on surrounding Trees

(i) Principle of development

The host dwelling and a small part of the rear garden is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The remainder of the rear garden to the east, where the proposal would be sited, falls outside the settlement policy boundary. Policy AL2 states that planning permission will be granted for developments within undeveloped gaps or non-urban areas that help to define the separate identity of settlements and prevent their coalescence where development relates to small scale householder development. The proposal is for a small scale householder development, associated with the host dwellings. As such, there is no objection in principle to the proposal, subject to compliance with other Development Plan Policies.

(ii) Impact upon the character and appearance of the area/the AONB

The proposal is for the construction of a timber boathouse which will include boat storage with a changing and dry storage area. The proposed boathouse will have dark oak stained walls and a timber shingled roof as requested by the Chichester Harbour Conservancy. The boathouse will be stood upon recycled plastic legs (stilts) which will have a 30cm height from the ground floor level this will protect the boathouse from flooding and protect the tree roots of the surrounding trees.

The boathouse will be set in approximately 1m from the southern side boundary and 12m from the eastern rear boundary. The boathouse would be screened by the surrounding trees and brambles along the southern side boundary it would not be readily visible from the streetscene and would be slightly visible from the adjacent shoreline and footpath. The materials proposed would be in keeping with the

surrounding harbour side area and would not have a harmful impact upon the Area of Outstanding Natural Beauty or the surrounding area

(iii) Impact upon residential amenity

The proposed boathouse would have a distance of 20m to the boundary of the adjacent residential property to the north No.68 Sea View Road and a 32m distance to the rear facing elevation. The proposed boathouse would be screened by the brambles and trees. It is therefore not considered that the proposal would have a harmful impact upon the adjacent residential property.

There are no residential properties located to the eastern boundary. The proposal is a significant distance to Lakeside Holiday Village which is located to the southern boundary that any impact would be considered negligible.

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, 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

The proposed alterations fall within the definition of 'minor development in relation to flood risk, which would be sited on recycled plastic legs (stilts) which would have a 30cm height from the ground floor level. The submitted Flood Assessment states that the Boathouse Dry Floor will be 97 cm above highest story surge allowing for 30 years of climate change", thereby protecting the development from flooding. This minor development and the way it has been designed should also not increase flooding on the site, or within the locality.

(v) Impact on surrounding Trees

It is noted that the trees surrounding the area to which the proposed boathouse is to be located are not protected by a Tree Preservation Order. The applicant has confirmed that all the posts will be dug in by hand as requested by Chichester Harbour Conservancy and if any significant roots are found during this process they would be avoided by moving the post positions. Tree protection fencing will be placed to the tree closest to the work area, and no heavy machinery will be used which could cause compaction damage. It is considered the Tree Report and Protection Plan is sufficient. A condition will be placed upon the decision to ensure the proposed tree protection measures are carried out as per the tree report and tree protection plan.

## **8 Conclusion**

The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area and Outstanding Natural Beauty, 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/22/01036 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:

Application Form - Received 28 October 2022

Location Plan - Received 28 October 2022

Boathouse Drawings - Received 28 October 2022

Flood Risk Assessment - Received 01 December 2022

Tree Protection Information and Plan - Received 08 March 2023

**Reason:** - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms 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 digging of supports for the proposed boathouse, within the existing crown spread of the trees to be retained shall be carried out only by hand. Any roots over 25mm in diameter shall not be severed.

**Reason:** To ensure the trees are not adversely affected by the construction of the development and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 No development hereby permitted nor any related site clearance shall commence until the specification of measures to be undertaken to prevent damage to existing trees adjacent to the site throughout implementation of the same has been implemented as set out in the Tree Protection Information document and Tree Protection Plan Received 03 March 2023. All the measures forming part of the approved specification shall be undertaken and fully adhered to at all times during such implementation is in progress.

**Reason:** To safeguard the continued health and presence of the trees and to protect the amenities of the locality and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.