
Site Address: 145 Havant Road, Hayling Island, PO11 0LE
Proposal: Proposed single storey rear extension to replace existing conservatory and outbuilding.
Application Type: Full Planning Permission
Application No: APP/23/00463 Expiry Date: 18/08/2023
Applicant: Mrs Richardson
Agent: Mr Bessant Case Officer: Bethany Crowther
JB Architecture Design Ltd
Ward: Hayling West

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a detached two storey dwellinghouse located to the west of Havant Road, Hayling Island. The site set back from the main highway and is accessed through a private gravel access road. The property comprises green render to the front elevation with white render and painted brickwork to the rear elevation. The property has a pitched tiled roof with projecting gables to the east, south and west elevations. To the north of the property is an integral garage with a metal sloping roof. The surrounding properties are of differing design.

2 Planning History

APP/11/01585 - Two storey side extension., PERM,09/02/2012
APP/13/00972 - Application for non-material changes to planning permission
APP/11/01585 in relation to the windows., PERM,29/10/2013

3 Proposal

Proposed single storey rear extension to replace existing conservatory and outbuilding.

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)

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

5 Statutory and Non Statutory Consultations

Councillor Brenda Linger - Hayling West

No comments received.

Councillor Julie Richardson

No comments received.

Councillor Paul Gray

No comments received.

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

Southern Gas Networks - stage 1

Please find an extract from our mains records for your proposed work area, any SGN assets are described in the map

legend. On some occasions blank maps may be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries.

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that

privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those

pipes needs to be requested from the owners. If we know of any other pipes in the

area we will note them on the plans as a shaded area and/or a series of x's.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed.

Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

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
Letter recd 4.7.23	A Certificate B ownership has been signed acknowledging third party ownership of the access road. Whilst some degree of

general disruption is inevitable when construction works take place, these are of temporary nature and therefore cannot justify planning refusal.

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) Other 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 development is for a single storey rear extension to replace existing conservatory and outbuilding. The proposed extension is L-shaped in design, which would serve a study area, bathroom and utility space. Taken from the original rear elevation wall, the extension would extend out approximately 5.7 metres at its furthest point and have a width of approximately 2.5 metres to create the bathroom and utility area. The extension would be set back approximately 0.4 metres from the side elevation of the existing garage. This part of the extension would have a sloping metal roof to match the existing garage roof. The roof would have an eaves height of approximately 2.7 metres and a maximum height of approximately 3.5 metres. This is considered to be of appropriate design to match the existing garage. The extension would then retreat by approximately 3.2 metres and have a width of approximately 4.1 metres. This part of the extension would comprise a single ply flat roof and have a height of approximately 3 metres.

7.4 A UPVC door to match existing would be situated on the west rear elevation and a UPVC door and window to match existing would be situated on the south side elevation. The proposed extension would be white painted brick to match the host dwelling. The materials of the proposed extension are considered in keeping with the context of the host dwelling. The proposed works would not be visible from the streetscene due to its rear location.

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 southeast of the property is No. 141 Havant Road, Hayling Island. As the proposed works would be located to the rear of the property, it is considered that the

proposed extension would not be visible from the neighbouring property. For this reason, the proposed works would not cause a harmful impact in terms of loss of outlook, privacy or light to No. 141 Havant Road.

- 7.7 To the immediate north of the application site is a side access road, a car parking area, stables and paddock, which is screened by a boundary fence. North of the private access road is the side elevations of No. 149 Havant Road, Hayling Island. Due to the separation distance, it is considered that the proposed works would not lead to a loss of privacy, outlook or light to the neighbouring property.
- 7.8 To the rear of the property is the paddock and stables. There is a high-level boundary fence, trees and hedges which screen this boundary. There is an approximate 11 metre distance between the neighbouring outbuildings and the proposed extension. For these reasons it is therefore considered that the proposed works would not lead to a loss of privacy, outlook or light to this site.
- 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) Other Matters

- 7.10 The application site falls adjacent to a Wader and Brent Goose habitat. However, as the proposal is a small-scale extension to the rear of the property replacing existing outbuildings, the construction works are not likely to have an impact on this species. Comments were received from Southern Water and SGN and therefore appropriate informatives are recommended to draw the applicant's attention to the matters raised.

A letter from no. 141 has been received raising concerns over the access road onto the application site being used by the applicant in a way which goes beyond the scope of right of way. However, this is a legal matter and not a part of a material consideration of a planning application. Therefore, this concern cannot justify a planning refusal.

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/23/00463

(A) 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:

SITE & LOCATION PLAN PL677.23 -03 A
PROPOSED (PART) FLOOR PLAN & ELEVATIONS PL.677.23 - 02 C

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.