
Site Address: 14 Saltmarsh Lane, Hayling Island, PO11 0JT
Proposal: Single storey rear extension with flat roof and roof light, first floor rear extension, cladding to front and rear with Larch cladding, sides of property to be brick to match existing.
Application Type: Full Planning Permission
Application No: APP/23/00380 Expiry Date: 18/08/2023
Applicant: Mr Light
Agent: Case Officer: Selina Donophy
Ward: Hayling West

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site comprises a detached bungalow located on the north side of Saltmarsh Lane, Hayling Island. This property has a pitched roof with dormers to the front elevation and a double garage also located towards the front. The site is accessed via a private road from Saltmarsh Lane and comprises garden areas towards both the front and rear of the property.

2 Planning History

APP/13/00647 - Crown reduce 5No. Oaks (4No. as part of G1 and T3) by 3m all round and deadwood, subject to TPO 1762., PERM,06/08/2013

3 Proposal

Single storey rear extension with flat roof and roof light, first floor rear extension, cladding to front and rear with Larch cladding, sides of property to be brick to match existing.

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
AL1 (Presumption in Favour of Sustainable Development)

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

5 Statutory and Non Statutory Consultations

Arboriculturalist RECOMMENDATION

No objection.

DATE

26th June 2023

Reasons for Recommendation

The Council seeks to protect tree coverage in the Borough, sympathetically incorporating existing features into the overall design of the scheme including measures taken to ensure their continued survival.

The proposed development would be north of the property and would not have a detrimental impact on the surrounding trees. The trees along the access route to the property are subject to a Tree Preservation Order (TPO 0804), but the existing access route and parking provide adequate ground protection and there is no intention based on the application that any pruning works would be necessary to implement the planning permission in full. The local authority would need to be notified if pruning works were required.

The development would not have a detrimental impact to trees and would be in accordance with policy DM8 of the Core Strategy (2011).

Councillor Brenda Linger - Hayling West

No comment received

Councillor Julie Richardson

No comment received

Councillor Paul Gray

No comment received

Developer Services, Southern Water

Please see the attached extract from Southern Water records showing the approximate position of our existing public foul sewers 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 finalised.

- The gravity 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).

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: 14

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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) Flood zone
- (v) Trees
- (vi) Parking

(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 This proposal has been amended following the initial submission as the design of this was considered contrary to Planning Policy, in particular Policy CS16 in that the flat roof design was not considered to be subservient in appearance to the host dwelling and subsequently this has been amended to be set within the first floor rear roof slope as a flat roof dormer rather than a full first floor extension. The amended design would have a generous width at approximately 9.2 metres however it would be set down from the ridge and up from the eaves and sides of the roof slope with a height under 2 metres. The dormer would create an additional bedroom and bathroom at first floor level. Proposed materials include larch cladding. Also proposed is a single storey rear extension which would have a depth of approximately 4.6 metres, a width of approximately 5.5 metres and a height of approximately 2.5 metres with a raised lantern rooflight. This would create a dining room served by two windows to the west side elevation, bi-fold doors to the east side elevation and bi-fold doors to the rear elevation. Proposed materials also include larch cladding and this is also proposed to the front elevation as is a new rooflight window.

7.4 The proposed alterations are considered to appear subservient within the context of the host dwelling - the dormer would be of a reasonable size however is considered to sit comfortably within the roof slope - it is also noted that the property is not highly visible from the public realm and therefore would not have an impact on the wider character of the area. The rear extension would not result in overdevelopment of the site and is considered to be an acceptable addition to the property.

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 west of the application site is no 16 Saltmarsh Lane which is set back slightly behind no 14 . The proposed rear extension would be located close to the shared boundary with no 16 however would come level with the rear elevation of no 16 and would not result in overshadowing or overlooking back towards private amenity spaces at no 16. The rear dormer would result in a new bedroom window at first floor level - presently the existing dormer window serves a bathroom . Whilst this is noted, a rear dormer of a similar design could be constructed under permitted development rights which would not require planning permission and therefore the bedroom window is considered to be an acceptable addition.
- 7.7 To the north east of the application site is no 11 Woodlands Lane which is also set back behind no 14 . It is noted there is a tree located on the boundary shared with no 11 - the dormer window would be located within fairly close proximity however it is noted that the dormer could be constructed without planning permission if it had matching materials and therefore the principle of the dormer with a rear facing window could be established without going through the planning process. On balance the impact is considered to be acceptable.
- 7.8 Likewise to the rear of the site is no 15 Woodlands Lane - there is approximately 22 metres separation distance between first floor windows at both properties - this would meet the minimum separation distance as specified in the Havant Borough Design Guide and it is noted that a dormer could be constructed without planning permission with rear elevation dormer windows . The impact is therefore considered to be acceptable.
- 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) Flood zone

- 7.10 The site is located within both Flood Zone 3 and a future flood zone. A Flood Risk Assessment has been provided by the applicant which states that flood proofing measures will be incorporated and floor levels will not be set any lower than existing.

(v) Trees

- 7.11 The proposal is not considered to impact the nearby trees. Havant's Arboricultural Officer has been consulted in this regard and has no objection to uphold.

(vi) Parking

- 7.12 The property already has 4 bedrooms - it would increase by 1 bedroom however there would be 3 parking spaces on site available for parking which meets the required allocation as specified in the Havant Parking SPD.

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 Place be authorised to **GRANT PERMISSION** for application APP/23/00380 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:

01 Sep 2023	SL/06	AMENDED PROPOSED ELEVATIONS
01 Sep 2023	SL/05	AMENDED PROPOSED FIRST FLOOR PLAN
22 Jun 2023		TREE REPORT
14 Jun 2023	REV A	LOCATION PLAN WITH EXTENDED RED LINE
05 Jun 2023	SL.07	PARKING PLAN
14 Jun 2023		FLOOD RISK ASSESSMENT
18 May 2023	SL.04	PROPOSED GROUND FLOOR BLOCK PLAN
18 May 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.