
Site Address:	1 Harbour Road, Hayling Island, PO11 0HR		
Proposal:	Single storey side addition.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00481	Expiry Date:	24/08/2023
Applicant:	Mr R Shanley		
Agent:	Mr P Walker	Case Officer:	Josephine Lacey
	Island Design		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

1 Harbour Road is a detached bungalow with a loft conversion, with a large garden surrounding the dwelling with some hardstanding providing vehicular access as a driveway, and the majority being grass. It is located on the corner of Harbour Road and Sinah Lane. The elevations are brick, and the roof is pitched with the gable ends being tilehanging, similar to many other properties within the locality. There is a front dormer with three windows, a conservatory and rear extension to the main dwelling.

2 Planning History

None recent or relevant.

3 Proposal

Single storey side addition.

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

Councillor Brenda Linger - Hayling West
No comment received.

Councillor Julie Richardson

No comment received.

Councillor Paul Gray

No comment 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

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

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

(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 proposal comprises a single storey side extension. The extension is proposed to project from the east side elevation and serve as a dining room connected to a lounge. It would extend 5.7m from the rear elevation of the lounge, and would be 4.4m in width. There would be two additional windows; one on the east side elevation, with dimensions of 2m in width and 1.35m in height, and to the rear elevation, of the extension, a 2m wide by 0.5m high, with the base of the window being at 1.7m FFL. There would also be a new set of doors on the north elevation of the proposal at 2.4m wide with sidelight windows. The eaves height would be 2.2m, and the total height measured to the top of the roof, which would be pitched and subservient to the main dwelling, would be 4.5m. All materials to be used will be to match existing as closely as possible; the walls will be facebrick, the windows and doors would be uPVC and the roof would be tiles.

7.4 Part of the proposal would be visible from the public realm above the boundary fence/hedge. Since the chosen materials and design of the proposal are in keeping with the area and sympathetic to the existing dwelling, and with a significant degree of space retained between the extension and the side boundary - the extension lying behind the building line of the dwelling immediately to the south - it can be determined that the resulting visual impact is not deemed to cause evident harm to the character of the area.

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 south of the application site is 72 Sinah Lane. The proposal would be 6.6m from this neighbouring property, and 3.5m from the shared boundary. The window facing this property is designed to be small in height and high up within this elevation, with the base of the window being at 1.7m, meaning that overlooking would not be encouraged and the privacy of the occupants would not be adversely impacted. The proposal will not cause a loss of light or overshadowing to this neighbouring property, as the orientation of the dwellings would mean that shadows are not created in this direction. There would also not be significant loss of outlook, as the windows on this elevation already face the shared boundary fence and the rear elevation of No.1 Harbour Road. Therefore, it is considered that the proposal would have limited and acceptable impact on this property.
- 7.7 To the west is 3 Harbour Road. This property would not be impacted by the proposal as it is on the other side of the application site to the shared boundary between these properties. It is unlikely that the proposal will be visible from this neighbouring property, so it will have little to no impact on No.3 Harbour Road.
- 7.8 To the north of the proposal is No.2 Harbour Road. There are boundary fences/hedges existing on the front boundary of each of these properties, so it is unlikely that the proposal could be perceived from this dwelling. In addition, the proposal would be over 30m to the boundary of No.2, therefore meaning that the proposal is likely to have little to no impact on this neighbouring property
- 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.

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/23/00481 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:

Proposed Elevations

Proposed Ground Floor
Section Drawing AA
Section Drawing BB
Site and Location Plans
Block Plan with Parking
Email detailing materials dated 21/08/2023

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.