
Site Address:	288 Sea Front, Hayling Island, PO11 0AZ		
Proposal:	Replacement porch incorporating a single storey front extension.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00242	Expiry Date:	15/05/2023
Applicant:	Mrs Thomas		
Agent:	Mr R Lilley	Case Officer:	Josephine Lacey
	Lilley Architecture		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

288 Sea Front, Hayling Island is a two-storey detached property on the north side of Sea Front, constructed with brick and with a pitched roof. The property is set back approximately 17m from the public domain, with the frontage consisting of a lawn and gravel area making up the half of the frontage and a paved area leading up to the existing porch on the other half. The boundary treatment on the west elevation of the frontage consists of wooden fencing, approximately 1.6m in height. The eastern boundary consists of a lower wooden fence, approximately 1.4m in height, and several trees and bushes along the boundary. The front boundary consists of a brick wall around 1.4m high with a wooden gate allowing for vehicular access.

2 Planning History

APP/11/01333 - Single storey rear extension. Two storey front extension.
, PERM,12/10/2011

3 Proposal

Replacement porch incorporating a single storey front extension.

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)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 Statutory and Non Statutory Consultations

Councillor Brenda Linger - Hayling West
No comments received

Councillor Clare Satchwell - Hayling West

No comments received

Councillor Julie Richardson

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

Our initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required. This should not involve disposal to a public foul sewer and should be in line with the Hierarchy of H3 of Building Regulations with preference for use of soakaways.

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

Hampshire Biodiversity Information Centre:

Within 50m Notable and protected species - Sheep's-bit, Early Meadow-grass, Mossy Stonecrop, Childing Pink, Lyme-grass, Upright Chickweed, Sand Cat's-tail, Bulbous Meadow-grass, Suffocated Clover, Dune Fescue, Marram, Sea Bindweed, Dodder, Sea Rocket, Bur Chervil

Officer comment: It is not anticipated that the proposed small domestic extension would impact nearby but off site plant species listed.

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: 7

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) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Ecology matters
- (v) Drainage

(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 Following the demolition of the existing porch to the front of the property, the proposal is for the erection of an extension and new entranceway to the front of the property. The proposed extension, infilling space at the front of the property, would be 5.5m wide, extending 2.6m from the original wall which was set back from the rest of the property on the front elevation, and will protrude 0.9m from the existing exterior wall serving the lounge on the east side of the front elevation. The proposed porch will have a depth of 1.4m with a width of 3.4m, with a pitched roof with a maximum height of 3.5m and an eaves height of 2.6m, the proposed porch pitched roof would extend a further 1.35m from the proposed 2.2m high, 0.5m deep external wall of the porch to create a canopy with wooden posts to support. The external materials of the porch and front extension would be brickwork and tiles to match that of the existing property. The proposal would be visible from the streetscene of Sea Front, and due to the high quality design of the porch and the matching materials to be used in the construction it is not considered that the proposal would have a harmful impact upon the character or visual amenity of the streetscene. The proposal will require the removal of a bush next to the Western boundary, but this will not impact the streetscene, as it is set back from the public domain and there are already several bushes and trees in the surrounding locality.

7.4 The design and appearance of the proposal is deemed appropriate in context to the main building, as the materials and design of the new extension, porch and entranceway are in keeping with the existing property, 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, as there is a variety of types of dwelling in the neighbourhood. The porch (and the extension, slightly) will protrude from the building line, though this is not a significant factor within determining this application, since the property is significantly set back from the public domain, by around 17m.

(iii) Effect on neighbouring properties

7.5 The proposal would have a 1.5m distance from the shared boundary with the neighbouring property to the west (No.290 Sea Front). There would be a new window serving a bathroom in the existing elevation on this side, but it is not considered to cause any harmful overlooking between the properties, as there is a fence around 1.8m high existing at the boundary. It is also noted that a ground floor window to an

existing property is likely to represent permitted development. The proposal is not considered to be overbearing or cause loss of outlook, as outlook from this area of No.290 is already shielded by the existing boundary. It is not considered that the proposal would have a harmful impact upon this neighbouring property in terms of overlooking, loss of outlook, loss of privacy, nor would the proposal be overbearing in nature. Therefore any impact upon this neighbouring property would be minimal and acceptable.

- 7.6 The proposal will have approximately a 5m distance from the shared boundary with the neighbouring property to the east (No.286 Sea Front). It is not considered that the proposal would have a harmful impact upon this neighbouring property in terms of overlooking, loss of outlook, loss of privacy nor would the proposal be overbearing in nature. Therefore any impact upon this neighbouring property would be minimal and acceptable.
- 7.7 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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) Ecology matters

- 7.8 The property lies within 50m of an area of protected species of plant, however due to the small scale of the development and the fact that the proposal is not within the boundary of this protected area, it can be deemed that the proposal would not have an adverse effect on the species. The proposal would comply with Policy CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough).

(v) Drainage

- 7.9 Southern Water commented on the application raising no objection. If permission is forthcoming, an informative will be added to the decision.

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 Planning be authorised to **GRANT PERMISSION** for application APP/23/00242 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:

543 PL01 Rev P - Location site plan
543 PL05 Rev P - Ground floor proposed
543 PL06 Rev P - First floor and roof plan proposed
543 PL07 Rev P - Elevations proposed

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.