
Site Address:	7 Fernhurst Close, Hayling Island, PO11 0DT		
Proposal:	Single storey rear extension		
Application Type:	Full Planning Permission		
Application No:	APP/23/00184	Expiry Date:	02/05/2023
Applicant:	Mr J Knight		
Agent:	Mr Mahmud Choudhury	Case Officer:	Joseph Toole
	MC Architectural Design Ltd		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

7 Fernhurst Close, Hayling Island, is a detached bungalow located to the west side of Fernhurst Close. The bungalow comprises of brickwork and stone with interlocking roof tiles. Vehicular access is from Fernhurst Close with parking to the side.

The bungalow is located within a residential area with some surrounding properties of the same design and others differing.

2 Planning History

APP/14/01205 - Front single storey extension, side garage extension and rear replacement of flat roof with shallow pitch., PERM,14/01/2015

APP/15/01290 - Front single storey extension, side kitchen extension and rear replacement of flat roof with shallow pitch., PERM,24/12/2015

3 Proposal

The proposed development would involve the removal of the existing pergola and the erection of a single storey rear extension to be used as a family room and two bedrooms.

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)

DM13 (Car and Cycle Parking on Residential Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Brenda Linger - Hayling West

No Comment.

Councillor Clare Satchwell - Hayling West

No Comment.

Councillor Julie Richardson

No Comment.

Developer Services, Southern Water

Please see the attached extract from Southern Water records showing the approximate position of our existing public foul sewer and surface water sewer 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 finalized.

- The 150 mm public surface water sewer and public foul 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: 8

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) Drainage implications
- (v) Parking 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 extension would have brickwork and roof tiles to match the existing bungalow. This is considered to be inkeeping with the context of the bungalow and character of the area.

7.4 The proposed extension would be located to the rear thus not readily visible from the street scene. It is considered to be subservient to the bungalow following the removal of the pergola and would retain ample amenity space. Therefore, the proposed extension is considered to be inkeeping with 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 The proposed extension would extend out along the south side next to No.6 Fernhurst Close. There would be a window within the proposed rear extension serving a bedroom. Due to the existing 1.8 metre high fencing and modest height of the proposed extension it is not considered to cause harmful overlooking, appear overbearing or result in the harmful loss of light to the neighbouring occupiers of No.6. It is worth noting there is a door on this side at No.6 which serves a kitchen. The kitchen has a window to the front therefore the door window is a secondary window and as a result is not considered to have an adverse impact on the loss of light to the neighbouring occupiers.
- 7.7 On the north side facing No.8 Fernhurst Close most of the proposed extension would be screened by the existing dwelling. The part of the proposed extension that would be visible would be significantly offset from the boundary thus not considered to have an adverse impact on the occupiers of No.8.
- 7.8 To the rear there would be bi-folding doors within the family room and a window within the bedroom facing out onto the rear garden. Due to the existing screening of 1.8 metre high fencing the proposed extension is not considered to result in any harmful overlooking to the surrounding properties. Furthermore, due to its position the proposed extension is not considered to appear overbearing or result in harmful loss of light to the properties to the rear.
- 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) Drainage implications

- 7.10 Southern Water commented on the application raising no objection. Whilst a sewer lies within the application site, this is to the front of the property and is unlikely to be affected by the works proposed. If permission is forthcoming an informative would be added to the decision notice.

(v) Parking matters

- 7.11 The proposal would result in 3 bedrooms therefore 2 car parking spaces are required on site according to the Havant Borough Parking Standards SPD. There is sufficient space on site to accommodate this, therefore complying with Policy DM13 of the Havant Borough Core Strategy (2011).

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/23/00184 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:

Location Plan, Block Plan, Existing and Proposed Floor Plans and Elevations - 2153 01.01 REV B

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.