
Site Address:	44 Salterns Lane, Hayling Island, PO11 9PJ		
Proposal:	Retention of rear annex (retrospective application).		
Application Type:	Full Planning Permission		
Application No:	APP/23/00311	Expiry Date:	31/07/2023
Applicant:	Mr Haywood		
Agent:	Mr Walker	Case Officer:	Selina Donophy
	Parkers Design		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site comprises a two storey semi detached dwellinghouse located on the south side of Salterns Lane, Hayling Island. This property has a pitched roof and has been extended to the side at two storey level. The elevations are formed from render and towards the front is a pitched roof porch . There is a driveway located towards the front of the site.

2 Planning History

07/72217/000 - Two storey side extension and single storey rear extension.,
PERM,24/07/2007

3 Proposal

Retention of rear annex (retrospective application).

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)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS21	(Developer Requirements)
DM10	(Pollution)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
DM18	(Protecting New Development from Pollution)
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 Leah Turner - Hayling East

No comment received

Councillor M Wilson - Hayling East

No comment received

Councillor R Raines - Hayling East

No comment received

Developer Services, Southern Water

Thank you for your letter dated 05/06/2023.

Please see the attached extract from Southern Water records showing the approximate position of our existing surface water sewer within the development site. The exact position of the public asset must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

- The 300 mm diameter 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: 8

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) CIL
- (v) Flood zone

- (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 application is a retrospective application as the applicant has confirmed the annexe building has been in place already for some years. The annexe is located towards the rear of the garden and has dimensions of approximately 11 metres width, 6.2 metres depth and 4.7 metres height to the ridge, 2.5 metres to the eaves line. The building has a hipped roof and comprises of a garage, living room served by two sets

of doors to the front elevation facing back towards the main property, two bedrooms located towards the rear served by rear and side elevation windows and a bathroom served by a rear elevation window. The proposed use is for the applicant's daughter and family sporadically throughout the year. The rear garden would be shared by all occupiers and access to the annexe would be via the shared driveway. A condition would be applied restricting the use of the annexe.

- 7.4 The annexe, whilst of a reasonably generous scale is considered to be generally subservient in terms of size and appearance to the host dwelling. It is considered that the plot is large enough to accommodate both the annexe and the rear garden space serving the main dwelling. It is also considered that there are many other outbuildings in rear gardens in the surrounding area and therefore this is not contrary to the pattern of development within the locale.
- 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 (rear) of the application site are nos 17 and 18 Blackthorn Drive. These properties have rear gardens of approximately 30 metres in length and therefore there is a significant degree of separation between the annexe and the rear elevations of these properties. The roof is also pitched away from these rear boundaries. There are two windows to the rear elevation however one of these is obscured and the building is set off the rear boundary by approximately 3 metres and therefore these windows are not considered to offer imposing views.
- 7.7 To the east of the application site is no 46 Salterns Lane. The outbuilding is located towards the end of the rear garden of no 44 and therefore away from the more private amenity areas of no 46. There is a side elevation window on this side of the annexe however this is set off the boundary and no harmful overbearing or overlooking impact has been identified.
- 7.8 To the west of the application site is no 42 Salterns Lane. This property also has a large outbuilding towards the end of the rear garden. Whilst the annexe outbuilding is sited immediately adjacent to the shared boundary, the roof would be pitched away and the annexe is sited away from the private amenity areas of the main dwelling. No overbearing impact to no 42 has been identified.
- 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) CIL

- 7.10 The proposal consists of a detached annexe which has a floor area of 69.52 m². This would be CIL liable to a sum of £11,017.68 however it is noted that a claim for annexe relief has been submitted.

(v) Flood zone

7.11 The application site is located within a future flood zone however the structure has already been erected.

(vi) Parking

7.12 The property has a driveway located at the front of the main property which has enough parking for four parking spaces on site which is considered to be acceptable.

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/23/00311

(A) subject to the following conditions

1 The development hereby permitted shall be carried out in accordance with the following approved plans:

P0	SITE AND LOCATION PLAN
P1	FLOOR PLAN
P2	ELEVATIONS

Reason: - To ensure provision of a satisfactory development.

2 The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of the existing dwelling and shall not be used as a separate independent unit of accommodation, or let or rented out separately.

Reason: The unit of accommodation is not in a satisfactory position and has insufficient outdoor amenity space and access to be occupied separately from the main dwelling having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework