

Site Address: 6 Webb Close, Hayling Island, PO11 9JG

Proposal: Erection of new wrap around extension and canopy over side porch which includes the replacement of north facing existing living room spaces and conservatory, with side extensions and new roof, to the rear of the existing house. Relocation of kitchen to new build area and plan changes internally to existing house.

Application Type: Full Planning Permission

Application No: APP/23/00652 **Expiry Date:** 16/10/2023

Applicant: Mr. J Boniface

Agent: Mr Steul **Case Officer:** Denise Sheath
RS Architecture Ltd

Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

6 Webb Close, Hayling Island, is a detached bungalow located at the eastern end of Webb Close. The property has a hipped roof design with a large conservatory located to the rear of the bungalow. The bungalow is constructed with whole render to the rear and rear side elevations with blue cedar cladding to the front and front side elevation. The property benefits from a detached garage to the front of the property and an outbuilding along the rear boundary. The boundary treatment consists of 1.8m close boarded fencing to all the boundaries.

2 Planning History

05/70705/000 - Alterations to provide living accommodation in the loft space including raising of ridge height and amendment to roof shape to include gable ends with barn hips to both front and rear elevations. REF - 24/08/2005

05/70705/001 - Alterations and conservatory at rear. (Revised submission). PERM - 12/12/2005

07/70705/002 - Garage to front of property. PERM - 20/08/2007

3 Proposal

Erection of new wrap around extension and canopy over side porch which includes the replacement of north facing existing living room spaces and conservatory, with side extensions and new roof, to the rear of the existing house. Relocation of kitchen to new build area and plan changes internally to existing house.

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

CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Developer Services, Southern Water

Thank you for your letter dated 22/08/2023.

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

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

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

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 will include a reduction in the length of the existing rear roof ridge. The roof to the rear of the bungalow will be reduced by 4.2m and maintain the hipped roof design of the existing bungalow. The reduction in the roof will allow for a large single storey rear extension which will have a depth of approximately 9.1m and a total width of 11.5m. The proposed extension will protrude toward the eastern and western rear side boundaries by 1.9m to each side elevation. A pitched roof and gable element is proposed to the centre of the extension. This element would have a depth of 6.1m from the proposed rear elevation with a width of 7.4m and a maximum height of 5m. 2No. roof lights are proposed either side of the pitched roof slope with a high level fixed glazing to each of the gable elements. The proposed materials to the elevations of the extension will match the existing white render to the rear and rear side elevations at the property, the pitched roof element of the extension will have roof tiles to match the existing bungalow.
- 7.4 A flat roof canopy is proposed to the western side elevation which will be placed over the existing side porch. The canopy will be attached to the western side extension with a depth of 2.4m, a width of 6.9m and a maximum height of 2.5m.
- 7.5 The last element of the proposal is to replace the tiles to the existing roof of the bungalow. The proposed materials would match the existing roof tiles. Therefore it is considered that the replacement roof would be in keeping with the existing dwelling and would not create a harmful impact upon the character of the streetscene.
- 7.6 The proposed extension would not be readily visible from the streetscene. Whilst unconventional in form, featuring a gable roofed element separated from the principal roof of the dwelling by the flat roofed sections, it is not considered that the proposal would have a harmful impact upon the character of the locality due to its recessed position; the locality also features a variety of detached pitched roof outbuildings which will be viewed in context with the extension's form.
- 7.7 The design and appearance of the proposal is on balance 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

- 7.8 The proposed extension would have an approximate 20m distance from the rear boundary with an approximate 52m distance from the rear facing elevation to the neighbouring property to the rear (No.8 Grand Parade). Although there will be glazing inserted into the gable end facing this neighbouring property, due to the glazing being at a high level together with the distance from the extension to the rear facing elevation of No.8 Grand Parade it is not considered that the proposed extension would have a harmful impact upon this neighbouring property.
- 7.9 The proposed canopy would have a minimum distance of 0.690m from the canopy to

the boundary with a distance of approximately 1.1m from the canopy to the side facing elevation of the neighbouring property to the west (No.5 Webb Close). It is not considered that the proposed side canopy would have a harmful impact upon the neighbouring property to the west, with any impact from the proposed canopy being considered limited and acceptable.

- 7.10 The proposed rear and side/rear extension would have a distance of approximately 1m to the shared western boundary, where the neighbouring property benefits from a single storey flat roof extension and a large conservatory to the rear. The conservatory is located 0.2m from the shared boundary and would have a 1.2m greater depth than the extension proposed at No.6. The roof lights within the facing roof slope of the pitched roof element together with the gable glazing would be installed at a high level (Gable windows 2.7m from ground floor level with the roof light 3.6m from the ground floor level). It is not considered that the proposed canopy and the proposed rear/side extension would be overbearing in nature or have a harmful impact with regard to loss of light, overlooking or loss of privacy to this neighbouring property. It is therefore considered that the proposals would have a limited and acceptable impact upon this adjacent neighbouring property.
- 7.11 The proposed rear and side/rear extension would have a minimum distance of 1.615m, with a maximum distance of 2m to the shared eastern boundary with the neighbouring property to the east (No.7 Webb Close). This neighbouring property benefits from a single storey flat roofed side extension adjacent the shared boundary. The roof lights within the facing roof slope of the pitched roof element together with the gable glazing would be installed at a high level (Gable windows 2.7m from ground floor level with the roof light 3.6m from the ground floor level). It is not considered that the proposed rear/side extension would be overbearing in nature or have a harmful impact with regard to loss of light, overlooking or loss of privacy to this adjacent neighbouring property. It is therefore considered that the proposals would have a limited and acceptable impact upon this neighbouring property.
- 7.12 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 Risk

- 7.13 The site lies within the EA current day flood zones 2/3, albeit they are not due to fall within a future flood zone. The proposed alterations fall within the definition of 'minor development' in relation to flood risk and does not require a consultation or further action. The application papers confirm that ground floor levels will remain as existing with resilience measures set out in the Flood Risk Assessment - on this basis the development is considered to meet the requirements of Policy CS15 of the HBLP (Core Strategy).

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/23/00652 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:

Application Form - Received 17 August 2023
Design and Access Statement - Received 18 August 2023
Flood Risk Assessment - Received 17 August 2023
Location Plan - Drawing No. - Received 21 August 2023
Existing Block Plan - Drawing No. 013 EBP A - Received 17 August 2023
Existing Site Plan - Drawing No. 010ES.A - Received 17 August 2023
Existing Ground Floor Plan - Drawing No. 011EG - Received 17 August 2023
Existing Roof Plan - Drawing No. 012ER - Received 17 August 2023
Existing Elevations - Drawing No. 020EE - Received 17 August 2023
Proposed Site Plan - Drawing No. 030PES.A - Received 17 August 2023
Proposed Ground Floor Plan - Drawing No. 031PG.A - Received 17 August 2023
Proposed Roof Plan - Drawing No. 032PR - Received 17 August 2023
Proposed Elevations - Drawing No. 040PE - Received 17 August 2023
Proposed Sections - Drawing No. 041PS - Received 17 August 2023
Model Views - Received 17 August 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.