
Site Address: 15 Elm Close Estate, Hayling Island, PO11 9AT
Proposal: First floor roof extensions to sides, dormer to rear, single storey side and rear wrap around extension and extension to parking area at front.
Application Type: Full Planning Permission
Application No: APP/22/01220 Expiry Date: 01/03/2023
Applicant: Mr Steul
RS Architecture Ltd
Agent: Mr Steul Case Officer: Selina Donophy
RS Architecture Ltd
Ward: Hayling West

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site comprises a detached bungalow located on the south side of the Elm Close Estate, Hayling Island. This property has a pitched roof and is tile hung to the first floor and is rendered at ground floor level- to the side and rear are existing single storey extensions . Towards the front of the plot is a gravel driveway allowing for on site parking. The area is residential in character. The site is not located within a flood zone.

2 Planning History

96/61814/000 - Enclosure of part of existing car port (retrospective application), PERM,31/07/1996

3 Proposal

First floor roof extensions to sides, dormer to rear, single storey side and rear wrap around extension and extension to parking area at front.

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 Clare Satchwell - Hayling West

No comment received

Councillor Julie Richardson

No comment received

Southern Water

Please see the attached extract from Southern Water records showing the approximate position of our existing public 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 225 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 surface water 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

Environmental Health

I can confirm that we have no adverse comments to make concerning the proposal. However, we advise that construction activities be restricted to permitted times as follows in accordance with the following informative

Informative regarding Hours of Work:

You are hereby advised to ensure that no works or ancillary operations associated with any demolition, excavation, clearance and construction works at the development, which are audible at the site boundary, shall take place on any Sunday or Bank / Public Holiday, nor on any other day except between the following times: Monday to Friday: 8.00 – 18.00 and Saturday: 8.00 – 13.00. This is in order to protect the occupants of nearby residential properties from noise and vibration nuisance

Informative regarding Bonfires: You are hereby requested to ensure that no bonfires take place on this site, during any phase of the operation i.e. demolition, excavation, clearance and construction works. If you feel you have a legitimate reason for a bonfire, it is recommended you enquire with the Environmental Health Pollution team, at Havant Borough Council, prior to taking this action. This is in order to protect the occupants of nearby residential properties from smoke pollution.

Informative regarding Dust Control:

You are hereby requested to ensure that the Environmental Health Pollution team, at Havant Borough Council are advised in writing as to what measures are to be put in place for the control of any dust that might emanate from the development site. This is in order to protect the occupants of nearby residential properties from dust pollution. Please do not hesitate to contact me if you wish to discuss any of the above matters raised or would like further explanation. Jonathan Driver of this office will in all likelihood provide separate comment on other issues.
Any issues, please let me know

Hampshire Highways

I refer to the consultation on the above planning application and would advise that as a single dwelling with access to a private unadopted highway that HCC's Highway Standing Advice should be referred to in the first instance. This can be viewed via the following link under the heading Consultation with the Highway Authority - <https://www.hants.gov.uk/transport/developers/consultation>
However, in regard to the application, the Highway Authority would confirm that the proposal would not result in a significant increase in vehicle movements and would not therefore result in a detrimental impact on the operation and safety of the wider local highway network.

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: 4

Comment	Officer Comment
We strongly object to the nature of the new proposed first floor terrace and south facing bedrooms at the above elm close estate address.. These proposed additions intrude directly into our personal family space in terms of our rear garden and internal open plan living space. We have large folding doors across the back of our house and an open living environment within. This new proposal intrudes directly into this private living area as it is on direct line of sight, and as such we would not feel comfortable in the space we have created for us, our friends and our children who play regularly in the garden/ patio area. As we work from home we also spend large amount of time in the garden/patio area during warmer months and feel this is a blatant invasion of our right to privacy - which is why we bought the house initially as it was not overlooked at all.. This also would potentially put off potential buyers should we wish to sell in the future.	Please see 'Planning Considerations' section of the report. The sale of property is not a material planning consideration.
This will invade our privacy it will look over our garden and close to fence	Please see 'Planning Considerations' section of the report.
We do not object to the majority of the plans with the exception of the first floor terrace as this will give a clear line of sight to the otherwise private gardens along this row of properties. The main appeal of these properties to us and I am sure other neighbours is the very private and currently unoverlooked south facing gardens which will not be the case once the terrace is constructed and will cause unpleasantness and distress given we use our outdoor space all year round. There is no other view i.e. seascape or landscape to enjoy from such a terrace only private gardens. We hope you take these valid points into account during your decision making process.	Please see 'Planning Considerations' section of the report.

Further to your letter of Jan 5th and my telephone conversation with your office yesterday, I am writing to object to the above planning application. My wife and I have lived at the neighbouring property for over thirty years. The privacy of the house and garden is a great part of the attraction for us living here. We are very concerned that the proposed application will be an invasion of our privacy because it will give views into our garden and the back of our house. Please let us know if you require any further information.	Please see 'Planning Considerations' section of the report.
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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) Parking

(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 proposal has been amended following its initial submission following case officer concerns raised in regards to the mass and bulk of the proposed first floor and balcony, notably when viewed from the rear elevation as the first floor appeared as a full flat roof, two storey extension. This has since been amended to mitigate against these concerns and these plans now form the basis of this proposal.

7.4 This proposal now comprises extensions to both sides of the roof resulting in gables to both sides of the roof which would have ridge heights approximately level with the main roof ridge . To the rear roof slope would be a flat roof dormer which would have a width of approximately 6.2 metres, a height of 1.75 metres and a depth of 3.7 metres. There is an existing side and rear elevation however this would be altered and increased to two storey height, with a height of approximately 5.7 metres . The ridge would be set just below the main roof ridge. This would form a pitched roof and would step back down to single storey level which would have an increased height flat roof from existing by approximately 70 cms and would feature a rooflight in the flat roof - this would be increased in width towards the rear as it wraps around the rear corner to approximately 4.4 metres width. The side extension would also be set off the side boundary by approximately 70 cms .The rear extension roof would slope upwards , linking with the rear dormer .

- 7.5 The proposals would result in internal alterations, with bedroom 2 now forming an open plan living space at ground floor level and the previous kitchen now an ensuite and utility room. Bi-fold doors would be added to the rear elevation as well as the side elevation of the wrap around rear extension serving the ground floor rear bedroom. The utility room door would be removed from the front elevation and high level windows would be added to the east side elevation alongside other changes to fenestration. At first floor level a window would be added to the front elevation serving a bathroom, there would be two windows to the rear dormer which would serve the two rear bedrooms. The study which would be created from the first floor side extension would be served by windows to the side and front elevation.
- 7.6 Proposed materials include render to the ground floor level, vertical timber cladding to the front elevation and slate tile to the roof and dormer with aluminium trim. A woodburner is also proposed with a flue rising less than one metre above the highest part of the roof. This would not require planning permission in itself. The proposed materials are deemed to be in keeping with the surrounding area with render widely used - slate tile is less widely used in the locale however it is considered to be a natural material which would not be a harmful addition to the streetscene.
- 7.7 The proposals would result in a reasonable increase in bulk to the roof although it is noted that there is a mixture of roof styles in the area, with properties to the west comprising of pitched roof slopes turned at 90 degrees from that at no 15 and therefore have a fuller width when viewed from the front and rear elevations. With this context in mind, the increase in width is not judged to be out of character with the character of the area. The proposed rear dormer would be set in from the sides of the roof slope - it would link with the sloped roof above the rear extension however the roof of this would match the main roof and therefore this is deemed to blend in and not appear to step forward considerably. The side extension would have a set down roof ridge and is deemed to have a subservient appearance within the context of the host dwelling. The alterations to the rear extension are deemed to also be in keeping in terms of scale with the main property and the plot size.
- 7.8 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

- 7.9 To the rear of the application site are nos 51, 53 and 55 Hollow Lane with no 53 directly backing on to the application site. The proposal would result in two new first floor rear bedroom windows in the dormer which would face back towards these properties. Whilst there would be a new view created as the existing first floor rear window is obscure glazed, there would be 50 metres back to back separation distance between no 15 and no 53 and more to the properties either side of no 53. The minimum separation distance as specified in the Havant Borough Design Guide is 20 metres and therefore this would be exceeded by 30 metres. With this generous separation distance in mind it is considered to mitigate against any harmful overlooking into private amenity spaces.
- 7.10 To the east of the application site is no 16 Elm Close Estate. There would be a build up of the roof mass on this side however this would not step forward of the roof at no 16 and therefore would not result in any overshadowing. The single storey side/rear

extension would project beyond the rear of no 16 however there is already an extension in place here so the height raise of 70cms is not deemed to greatly increase the impact from existing , noting that it would be taken away from the shared boundary by approximately 70 cms and there is a generous amount of glazing to the rear of no 16 allowing in light to the property. It is noted there are no windows on the side elevation of no 16 adjacent with no 15 - the study window has been moved to the front elevation so as not to result in overlooking down into the conservatory next door. . The dormer windows would have views mainly down the rear garden of the site and not down into private amenity spaces of neighbouring gardens .

- 7.11 To the west of the application site is no 14 Elm Close Estate which has a garage located alongside the shared boundary. The rear extension would not project further than the garage at no 14 and there would no new windows proposed to this side . There would be a build up of the roof on this side also , creating a full gable on this side - it is noted there is a side elevation window here although this first floor space also appears to be served by the two rear elevation rooflights - there is also a separation between both properties. The dormer windows would have views mainly down the rear garden of the site and not down into private amenity spaces of neighbouring gardens .
- 7.12 Towards the front is no 79 Elm Close Estate - the new study window would have views in this direction however this would be separated from no 79 by approximately 20 metres which meets the minimum separation distance as specified in the Havant Borough Design Guide. It is noted that the property next door also has a first floor window sited adjacent. The impact is therefore considered to be acceptable.
- 7.12 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).

(iv) Parking

- 7.13 The maximum requirement of three parking spaces has been provided for at the front of the property and therefore the Havant Parking SPD requirement has been met.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/01220 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:

15EC.P202.A	PROPOSED GROUND FLOOR
15EC.P203.B	PROPOSED FIRST FLOOR PLAN
15EC.P204.B	PROPOSED ROOF
21 Mar 2023	15EC.P301.B PROPOSED ELEVATIONS
Email from agent confirming materials dated 08.03.2023	
05 Jan 2023	15EC.E000 SITE LOCATION PLAN

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.