
Site Address: 54 Bracklesham Road, Hayling Island, PO11 9SJ
Proposal: Single storey side extension, demolish and rebuild garage, lowering of ridge height to accommodate replacement second floor with extension and balcony. Replacement glazing and cladding. Internal and external alterations with associated landscaping
Application Type: Full Planning Permission
Application No: APP/22/01104 Expiry Date: 10/01/2023
Applicant: Mr & Mrs Hewitson
Agent: Mr P Arthurs Case Officer: Jenni Price
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

54 Bracklesham Road, Hayling Island, PO11 9SJ

- 1.1 The application site is a detached two storey dwelling with accommodation in the roof space which includes a balcony which overlooks the eastern boundary and a first floor rear terrace and detached garage. It has a brown tiled pitched roof and elevations of white painted render with cladding to both front and rear gable ends. The site is level and there is vehicular access to the front which is gravel laid with a block paved walkway which is sited to the front of the property, wraps around to the side, leads to the rear and extends into the patio area. There is fencing to the front, rear and western boundaries. The patio leads to the rear garden which is relatively shallow in depth, laid to lawn enclosed by a 1.8 metre high fence to the southern and western boundaries, and the property's detached garage to the east.
- 1.2 The area is a mix of two and three storey detached dwellings and bungalows that are south and north of Bracklesham Close.

2 Planning History

97/53749/002 - Replacement detached garage to rear of dwelling, PERM,10/11/1997

91/53749/001 - Pitched roof to replace flat roof., PERM,09/04/1991

APP/15/01315 - Proposed second floor corner balcony, additions and alterations to fenestration and replacement of balusters with glazed privacy screen., PERM,03/02/2016

3 Proposal

Single storey side extension, demolish and rebuild garage, lowering of ridge height to accommodate replacement second floor with extension and balcony. Replacement glazing and cladding. Internal and external alterations with associated landscaping

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

CS11 Protecting and the Special Environment and Heritage of Havant Borough
CS12 Chichester Harbour AONB
CS15 Flood and Erosion Risk
CS16 High Quality Design
CS17 Concentration and Distribution of Development within the Urban Area
DM10 Pollution

Havant Borough Local Plan (Allocations) July 2014

AL1 Presumption in Favour of Sustainable Development
AL2 Urban Area Boundaries and Undeveloped Gaps between Settlements

Emsworth Neighbourhood Plan Post Examination Version 2020

[N/A](#)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Leah Turner - Hayling East

No comments received

Councillor M Wilson - Hayling East

No comments received

Councillor R Raines - Hayling East

No comments received

Chichester Harbour Conservancy

NO OBJECTION with Conditions Appropriate planning conditions to control the materials of construction and the finished appearance, and measures to limit light pollution within the Dark Skies protocol, should be considered and applied by the LPA. Conditions are to be read in conjunction with the overall recommendation and should not be separated.

Environment Agency

No comments received

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
Section 5.8 and drawing 001 and 101 are incorrect as it does not show the 1.2m flat roof light to the ground floor family bathroom. The ground floor area contains a garage at the front, rear section of this ground floor contains the main bathroom of the property. Privacy concerns that new east second floor elevation will cause potential loss of privacy to the west side ground floor family bathroom of 56. This bathroom's natural daylight is provided by a 1.2msq clear flat roof light. Serious concerns from the east elevation of 54 will potentially enable a direct view into the bathroom from the new proposed second floor windows and balcony/planting area. Proposed plans drawing 111 show a glazed service access door from the terrace onto the garage roof this is a security issue. The garage is 500mm away from No 56 boundary wall allowing easy access to the ground floor garage/family bathroom roof and north facing first floor balcony. Consideration required to either remove the service access or move the garage a further 500mm west. Extractor vents from the 2	Reference to the roof light and privacy issues in the adjacent property at no. 56 have been considered in the report in section 7. The applicant/agent have removed the gated access to the roof of the proposed garage. See report section 7. there are no external extractor fans proposed.

bathrooms - has sufficient allowance been made as these vents are to the west elevation of No 56. We understand that "Section 4.9A log burner will not be installed. These comments have been put together at short notice as the letter dated 25th November was not received until the 19th Dec due to the postal strike.	
Although an unusual roof design for this road we comment in favour of this planning application being approved. We would ask that in designing any external lighting consideration is given to minimising light pollution to avoid affecting neighbouring properties and the special environment we have in this part of the island. There is a 'dark sky' initiative that we would hope that Havant Planning and it's residents would support	Comments noted

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
- (iii) Effect on neighbouring properties
- (iv) Flood issues

(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 control criteria.

The following alterations and extensions are proposed:

- a. Two storey side extension
- b. Repositing of the detached garage
- c. Change of roof design
- d. Cladding
- e. Replacement of windows

- f. Balcony and planting
- g. Repositioning of external staircase
- h. Solar panels

(ii) Appropriateness of design

- 7.3 The proposal is for a two/three storey side extension, demolish and rebuild garage, lowering of ridge height to accommodate replacement second floor with extension and balcony. Replacement glazing and cladding. Internal and external alterations with associated landscaping.
- 7.4 The extensions and alterations which would be visible from the public highway are not considered a characteristic design of the neighbouring area, however, the properties in the surrounding area are of differing sizes and designs and include flat roofed three storey dwellings. There are also a mix of materials in the area with render, brick, tile hanging and elements of cladding. The proposed second floor would include an element of metal cladding but is considered an acceptable material in this context. It is therefore considered that this proposal would be a positive addition to the dwellinghouse and the development is judged appropriate in context to the main building, meeting the requirements of policy CS16 of the HBLP (Core Strategy) and is considered to be acceptable. It is therefore deemed there would be no adverse impact on the existing street scene or the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.5 The proposed two storey extension will extend 2.9m towards the eastern boundary and include a balcony and a planting area. There would be high-level windows and a glazed door on the ground floor, two high level windows and a standard size window in the first floor and a set back window on the 2nd floor of the eastern elevation. The property at no. 56 is detached with an attached garage that is on the western boundary. There is a frosted cube style window located on this boundary and a roof light in the garage which the applicant has indicated serves a bathroom. Currently the subject property has an existing balcony at the 2nd floor and although the proposed two storey extension will bring the eastern elevation closer to the boundary it is considered that the overlooking aspect would not significantly increase or be detrimental to the privacy of the adjoining occupier at no. 56 due to the minimum 2.7m separation that remains and the angle and height of the rooflight. There is a high-level obscure window in the side elevation of the garage at no. 56 which allows additional light into this area. It is considered that given the suns orientation from east to west that any loss of light or overshadowing would be minimal to the garage area.
- 7.6 The existing detached garage is located to the rear of the property and offset to the eastern boundary. It is proposed to reposition the garage 5m forward and remain detached from the main house with a walkway through to the rear of the property. There will be two high level windows located in the eastern elevation. It will remain 0.5m from the shared boundary with no. 56 and have a

flat roof. The existing external staircase located on the eastern side allows access to the first-floor rear balcony. This will be repositioned to the rear of the property and obscured from view by the repositioned garage.

It is noted that similar balcony developments are to the side or rear of properties in the surrounding area, resulting in significant views into the application site and neighbouring properties from other balconies. Reduced privacy is therefore an accepted characteristic of the area.

It is worth noting that in the original submission the adjoining occupier at no. 56 raised concerns of security as the proposed stair access to the rear first floor balcony area had a gate to provide access to the roof of the proposed garage. This has now been addressed and the applicant/agent has submitted an amended drawing removing the gated access to the roof of the garage.

- 7.7 The roof changes will include a change from pitched to a flat roof that will wrap around to the western elevation and although this design differs from many of the roof designs in the locality it is felt that it has been designed to a high quality.
- 7.8 It is proposed that there will be 10 solar panels sited on the flat roof and 2 solar panels located on the roof of the repositioned garage. Due to the location of these solar panels it is considered that this part of the proposal is acceptable.
- 7.9 It is proposed to replace the windows and doors in the northern and southern elevations. These alterations are considered minimal and are acceptable in this instance.
- 7.10 The proposal will include a balcony with a planting area located on the eastern elevation. The applicant/agent has confirmed that the planting will be maintained by an automatic watering system. Currently there is a balcony located in the same elevation so there is a degree of overlooking that already exists. It is worth noting that if the two-storey extension is approved there remains a minimum distance to the boundary of 2.9m.
- 7.11 Vertical timber cladding is proposed on part of the northern, eastern and southern elevations and the garage will be timber clad. This is considered to have a minimal impact on the neighbouring properties and is acceptable in this instance.
- 7.12 The windows in the western elevation will be replaced with 5 high level windows on the ground floor which will serve two bedrooms and an ensuite bathroom and one large window and one small window on the first floor that will serve the stairway and WC. The proposed windows face onto the side elevation of the property at no. 54.

The side elevation at no. 54 has two windows on the ground floor and two windows on the first floor. The windows that are sited towards the rear of the property are obscure glazed. Given the location of the windows that are sited towards the front of the property and the use of the proposed windows in the

1st and 2nd floors of the proposal it is considered that there would not be a concern with overlooking or privacy issues.

(iv) Flood issues

- 7.13 The site is within Flood Zone 3, however the proposed development will extend and alter the existing property taking this into account throughout the building process. Therefore it is considered the development would not put the occupiers or employees of the emergency services at any additional risk in the event of a flood.

8 Conclusion

- 8.1 It is considered that the proposal as a whole would not lead to any loss of light, unacceptable overlooking, or appear overbearing and have negligible impact on the properties immediately adjacent to, opposite or to the rear of the application site, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).
- 8.2 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/01104 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:

Existing ground floor and site plan EGF 001
Existing 1st floor plan 002 E1F
Existing 2nd floor plan 003 E2F
Existing roof plan 004 ERPF
Existing north and south elevations 010 ENSE
Existing east and west elevations 011 EEWE
Proposed ground floor and site plan 101 PGFP
Proposed 1st floor plan 102 P1FA Rev A
Proposed 2nd floor plan 103 P2FA Rev A
Proposed roof plan 104 PRPA Rev A
Existing location plan 105 ELP
Proposed north and south elevation 110 PNSE
Proposed east and west elevations 111PEWE Rev A
Flood risk assessment 6850-AEA-ZZ-XX-RP-Z-2500 11 November 2022
Email in relation to automatic watering system

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the buildings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The balcony at second floor level shall at no time be extended to the east of the glass balustrade into the planter area shown on drawing 103 P2F.a. The glass balustrade to the eastern side of the balcony shall be provided prior to the first use of the balcony area and shall thereafter be maintained and retained. The planter area shall be provided with an automatic watering system prior to the first use of the balcony and the automatic watering system shall thereafter be retained and maintained.

Reason: To protect the residential amenities of the nearby occupiers and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the Havant Borough Council Borough Design Guide SPD 2011 and the National Planning Policy Framework.

- 5 The high level windows on the ground and first floors of the east and west elevations shall have a minimum cill height of 1.7m above finished floor level.
- On the east elevation these serve Plant/utility, En-Suite and Bedroom 2 on the Ground floor and the Dining room area on the first floor.
 - On the west elevation these serve Bedroom 1, En-Suite and Bedroom 3 on the ground floor.

Reason: To protect the amenities of adjoining residential properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.