
Site Address: 1A Nutbourne Road, Hayling Island, PO11 9RT
Proposal: Proposed conversion of existing single garage to a summerhouse with storage, incorporating raising of the roof height including rooflights, construction of boundary wall and gate onto Nutbourne Road
Application Type: Full Planning Permission
Application No: APP/23/00116 Expiry Date: 03/05/2023
Applicant: Mr Laurence Reed
Agent: Case Officer: Joseph Toole
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

1A Nutbourne Road, Hayling Island, is a two storey semi detached property located on the corner between Nutbourne Road and Southwood Road. The property comprises brickwork and concrete roof tiles. There is an outbuilding/garage within the rear garden which comprises of cream, blue cladding and concrete roof tiles. Vehicular access is from Southwood Road with access to the driveway and from Nutbourne Road with access to the outbuilding/garage.

The property is located within a residential area with some surrounding properties of similar design and others differing.

The application site is within Flood Zone 2.

2 Planning History

No relevant planning history.

3 Proposal

The proposed development involves the conversion of the existing single garage into a summerhouse with storage on the first floor incorporating raising the roof height with rooflights and the construction of boundary wall and gate onto Nutbourne Road.

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)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Leah Turner - Hayling East

No Comment.

Councillor M Wilson - Hayling East

No Comment.

Councillor R Raines - Hayling East

No Comment.

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: 12

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) Flood risk
- (v) 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 The proposed works to the outbuilding would include hardy lap cladding at first floor level and roof tiles to match the existing. This is considered to be of an appropriate design in keeping with the character of the area.

7.4 The proposed modest increase in the height of the outbuilding is not considered to have an adverse impact on the character of the area. The introduction of a boundary wall and gate to the front of the outbuilding would involve the continuation of the existing wall thus not considered to have an adverse impact on the character of the area.

- 7.5 The proposed works would involve having a door into the outbuilding from Nutbourne Road. This shows access could be made to the outbuilding without having any interaction with the main dwellinghouse. There is concern that the use of the outbuilding could be self sufficient having its own W/C and kitchen facilities with no functional link to the main dwellinghouse. Due to the proposed size of the outbuilding it is considered to be reasonable to be used as self contained accommodation. However, the applicant has expressed the use would be solely for the occupiers of the dwellinghouse to allow access for paddle boarding and kayaking. Therefore, on balance the proposed use of the annex is not considered to warrant a refusal. A condition for the outbuilding to remain ancillary to the main dwellinghouse and not be used as separate accommodation has been recommended to the decision.
- 7.6 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

- 7.7 Due to the position of the outbuilding and its proposed increase in height it is not considered to have an adverse impact on any surrounding neighbouring properties in terms appearing overbearing or resulting in the loss of light. The rooflights would be above 1.7 metres above first floor height and would therefore not cause harmful overlooking to any neighbouring property.
- 7.8 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

- 7.9 The application would be classed as a 'minor development and according to the National Planning Practice Guidance (NPPG) unlikely to cause flood risk unless they would have an adverse effect on a watercourse, floodplain or its flood defences; they would impede access to flood defence and management facilities, or; where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows. The proposal should not affect these areas.
- 7.10 The application site is located within Flood Zone 2. The applicant's submission confirms that floor levels within the proposed development will be set no lower than existing levels and flood proofing of the development will be incorporated where appropriate. The proposed development is classed as minor development and unlikely to increase the risks associated with flooding to the site and elsewhere and therefore accords with policy CS15 of the Core Strategy.

(v) Parking

- 7.11 The proposed works would result in the loss of one car parking space in the form of the garage. There is sufficient car parking space to the front of the property to accommodate this loss, therefore complying with the Havant Borough Parking Standards SPD.

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 Planning be authorised to **GRANT PERMISSION** for application APP/23/00116 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
Proposed Elevations - Y9021 0103 REV C
Proposed Floor Plans and Section - Y9021 0102 REV C
Flood Risk Form
Flood Risk Map

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.

- 4 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.

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