
Site Address:	3 Spinnaker Grange, Hayling Island, PO11 0SJ		
Proposal:	Single storey rear extension.		
Application Type:	Full Planning Permission		
Application No:	APP/22/01219	Expiry Date:	03/03/2023
Applicant:	Mr R Pearson		
Agent:	Mr M Wilkes	Case Officer:	Joseph Toole
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

3 Spinnaker Grange, Hayling Island, is a two storey detached property located to the west side of Spinnaker Grange. The property comprises red brickwork with white detailing and roof tiles. Vehicular access is from Spinnaker Grange with parking to the front.

The application site is located with an Area of Outstanding Natural Beauty (AONB) with large open space to the west. It is located within a medium density residential area surrounded by large two storey properties of similar design to the application site.

2 Planning History

No relevant planning history.

3 Proposal

The proposed development is for a single storey rear extension following the removal of the existing conservatory. It would be used as a family room and would have a width of approximately 10.5 metres, a maximum depth of approximately 3.6 metres, with a flat roof and roof lanterns having a maximum height of approximately 3.5 metres. There would also be a metal flue attached to the proposed rear extension. This is not subject to planning control.

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)
CS12 (Chichester Harbour AONB)

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

Chichester Harbour Conservancy
NO OBJECTION WITH CONDITIONS

Conditions:

1. Metal flue be finished in a dark colour (or colour to match the house);
2. Roof lanterns be fitted with internal blinds to prevent light spillage adversely affecting the AONB's dark skies.

Conditions are to be read in conjunction with the overall recommendation and should not be separated

Councillor Leah Turner - Hayling East
No Comment.

Councillor M Wilson - Hayling East
No Comment.

Councillor R Raines - Hayling East
No Comment.

Environmental Health

I can confirm that we have no adverse comments to make concerning the proposal. However, we advise that construction activities be restricted permitted times as follows:
Monday to Friday 8am – 6pm
Saturdays 8a – 1pm
Not at any time on Sundays/ Bank Holidays

Officer Comment: An informative is recommended in relation to this.

Hampshire Biodiversity Information Centre

Within 50m Protected and notable species - Early Meadow-grass, Pipistrelle Bat species roost

Within 50m Wader and Brent Goose Strategy - H65

Officer Comment: Given the domestic scale of the proposal, it is not anticipated that there would be a harmful impact on protected species.

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
Out of keeping with the scale, character and appearance of the area	Please see Section 7.
Built in careful consideration in terms of mass, scale and appearance	
Overlooking concerns	
Wishes for obscure glass to prevent overlooking	
CCTV overlooking	This is not a material planning consideration in relation to this planning application
Existing trees need to be retained - any removal would reduce the visual amenity of the area and have a detrimental impact on the character of the area	Please see Section 7.
Contrary to Policy CS16 of the Havant Borough Core Strategy (2011)	
Contrary to Chichester Harbour AONB Joint SPD	

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 and area of outstanding natural beauty
- (iii) Effect on neighbouring properties
- (iv) Ecology

(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 and area of outstanding natural beauty

7.3 The proposed rear extension would have brickwork to match the existing dwellinghouse with a flat roof. This is considered to be in keeping with the context of the main dwellinghouse and character of the area.

- 7.4 Due to the proposed development being located to the rear of the property it is considered to have a limited impact upon the street scene. Furthermore, the proposed extension would appear subservient to the host dwelling being of appropriate size to the plot and the retained amenity space following the removal of the existing conservatory. Therefore, it is considered to be in keeping with the character of the area.
- 7.5 The site falls within the Chichester Harbour AONB, and due to the nature of the proposal would be unlikely in visual terms to adversely impact the wider environment or have an impact on the AONB in terms of character and its setting, in accordance with Policy CS12 of the HBLP (Core Strategy). The Chichester Harbour Conservancy have raised no objection subject to two conditions. The first condition is for the metal flue to be finished in a dark colour or to match the existing property. A slightly amended wording for the flue finish has been recommended if approval is forthcoming. Concerning the internal blinds, this is not considered to satisfy the relevant tests in relation to the imposition of conditions.
- 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 On the north side facing No.5 Spinnaker Grange there would be windows within the proposed rear extension. These would be at ground floor level and screened by the existing fencing and trees thus not considered to cause harmful overlooking. Due to the separation distance and modest size of the proposed extension it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring occupiers at No.5.
- 7.8 On the south side facing No.1 Spinnaker Grange there would be windows within the proposed rear extension. These would be screened by the existing fencing and the neighbour's detached garage thus not considered to cause harmful overlooking. As the proposed rear extension would not extend out beyond the rear wall of the neighbour's garage and would be of similar size to the existing conservatory it is not considered to appear overbearing or result in the harmful loss of light to the occupiers of No.1.
- 7.9 To the rear there would be doors and windows within the proposed rear extension facing out onto the rear garden. Due to the existing screening of fencing it is not considered to cause harmful overlooking to any surrounding properties.
- 7.10 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) Ecology

- 7.11 The application site is within 50 metres of notable and protected species and wader and brent goose strategy. Due to scale and design of the proposed development it is not considered to have an adverse impact on these areas.

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area, the AONB, neighbours and ecology and is therefore considered to be appropriate and recommended for approval.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/01219

- 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 and Site Plan Drawing No. 101
Proposed Elevations Drawing No. 400
Proposed Ground Floor Plan Drawing No. 400

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. The proposed metal flue shall be finished in mat black or another dark colour unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the area and having due regard to policies CS12 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.