
Site Address: 162 Southwood Road, Hayling Island, PO11 9QL
Proposal: Single storey rear extension with balcony over and addition of a new second floor.
Application Type: Full Planning Permission
Application No: APP/22/01057 Expiry Date: 28/12/2022
Applicant: Mr Cornelius
Agent: Mr Murray Case Officer: Graham Speller
I J Murray Associates Ltd
Ward: Hayling East

Recommendation: **REFUSE PERMISSION**

1 Site Description

- 1.1 The site is located on the southern side of Southwood Road and is occupied by a semi detached dwelling house. The design is unusual in that the rear elevation is a full two storey elevation whereas the front elevation has a relatively large dormer roof extension set within a catslide roof and spans across both bungalows.
- 1.2 There is a footpath alongside the property leading to the beach which has a footpath running along the rear of the properties that back onto the sea.
- 1.3 The surrounding area is residential in character with an eclectic mix of styles and designs.
- 1.4 The site is partly within Flood Zones 2 & 3 and all the site is within a future flood zone.

2 Planning History

- 2.1 There is no relevant planning history.

3 Proposal

- 3.1 Single storey rear extension with balcony over and addition of a new second floor.

4 Policy Considerations

National Planning Policy Framework 2021
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)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

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

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.

County Archaeologist

Thank you for your consultation. Given the limited scale of the proposed development, I do not wish to raise any archaeological issues.

Developer Services, Southern Water

Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.

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: 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) Parking
- (v) Flood risk

- (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 design would radically change the scale and appearance of the existing dwelling house. Whilst ordinarily this is not necessarily unacceptable, in this instance the site forms one of a pair of semi detached houses of almost identical design and appearance both to the front and rear, albeit the adjoining semi detached house does feature a first floor rear balcony, which is a common feature in the locality.
- 7.4 The proposed development would result in a severely unbalanced pair of properties and discordant appearance in the street scene and from the sea front path. Whilst it is acknowledged that there is an eclectic mix of styles and designs in the locality, such a resultant appearance would be out of character with the area and also adversely impact on the visual amenities of the street scene. The submitted 3D views clearly illustrate the unease of the current submission with the adjoining semi detached house in visual terms, which would look contrived and appear as a bulky alien addition.
- 7.5 The design and appearance of the proposal is deemed inappropriate in context to the main building and attached semi detached dwelling and is therefore considered to be unacceptable, contrary to the requirements of Policy CS16 of the HBLP (Core strategy).

(iii) Effect on neighbouring properties

- 7.6 As noted above, the adjoining semi detached house benefits from a first floor rear balcony. The proposals also feature a first floor rear balcony above a proposed single storey element, which in itself is considered acceptable. However, the proposals also feature a large rear dormer roof extension whose fenestration would span most of the dormer. It is considered that this would introduce significant overlooking to the neighbouring balcony of the attached dwelling. It would also, to some degree, result in overlooking the balcony areas of other properties to the east, albeit more of an oblique angle.
- 7.7 It is also considered that as well as the concerns regarding potential overlooking, that the proposal would appear overbearing to the attached dwelling.
- 7.8 Whilst it is acknowledged that no objections have been received to the proposals, none the less it is considered that the proposal will appear overbearing to the attached dwelling and lead to a loss of privacy to adjacent properties by reason of overlooking from the upper level rear dormer roof extension. As such, the proposal is contrary to Policy CS16 of the HBLP (Core Strategy).

(iv) Parking

- 7.9 The existing dwelling house has 3 bedrooms but the proposal incorporates a second floor room that could be used as a bedroom resulting in a four bedroom dwelling house. However, there is sufficient parking to provide three spaces in accordance with the Council's parking SPD.

(v) Flood risk

- 7.10 Much of the proposal would be at the upper floors with a small single storey element. The applicant's agent advises that the proposal does not increase occupancy and does provide additional refuge areas.

- 7.11 An Environment Agency pro forma flood risk assessment has been provided stating that floor levels within the proposed development would be set no lower than the existing levels and that flood proofing would be incorporated into the development. Taking a proportionate approach, this is considered sufficient, and it is unlikely that the proposal would increase flood risk.

8 Conclusion

- 8.1 By reason of design, massing and appearance the proposed development would result in a severely unbalanced pair of properties. The resultant appearance would look contrived and appear as a bulky alien addition out of character with the area and also adversely impacting on the visual amenities of the street scene and the sea front path.

As such, the proposal is contrary to Policy CS16 of the Havant Borough Local Plan (Core strategy) 2011, the Havant Borough Council Borough Design Guide SPD 2011 and the National Planning Policy Framework 2021.

- 8.2 The proposed development would appear overbearing to the attached dwelling and lead to a loss of privacy to adjacent properties by reason of overlooking from the upper-level rear dormer roof extension.

As such, the proposal is contrary to Policy CS16 of the Havant Borough Local Plan (Core strategy) 2011, the Havant Borough Council Borough Design Guide SPD 2011 and the National Planning Policy Framework 2021.

9 RECOMMENDATION:

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/22/01057 for the following reasons:

- 1 By reason of design, massing and appearance the proposed development would result in a severely unbalanced pair of properties. The resultant appearance would look contrived and appear as a bulky alien addition out of character with the area and also adversely impacting on the visual amenities of the street scene and the sea front path.

As such, the proposal is contrary to Policy CS16 of the Havant Borough Local Plan (Core strategy) 2011, the Havant Borough Council Borough Design Guide SPD 2011 and the National Planning Policy Framework 2021.

- 2 The proposed development would appear overbearing to the attached dwelling and lead to a loss of privacy to adjacent properties by reason of overlooking from the upper-level rear dormer roof extension.

As such, the proposal is contrary to Policy CS16 of the Havant Borough Local Plan (Core strategy) 2011, the Havant Borough Council Borough Design Guide SPD 2011 and the National Planning Policy Framework 2021.