
Site Address:	22 Spinnaker Grange, Hayling Island, PO11 0SJ		
Proposal:	Single storey side extension.		
Application No:	APP/20/00949	Expiry Date:	17/12/2020
Applicant:	Mr M Paton		
Agent:	Miss S Roberts	Case Officer:	Joseph Toole
	Critchley Architecture and Design		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

22 Spinnaker Grange, Hayling Island, is located to the south of Spinnaker Grange within the cul-de-sac. The application site is a large two storey detached property comprising red brick with yellow detailing and grey 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 with large open space to the south. It is located within a medium density residential area surrounded by large two storey properties of similar design to the application site. The built development is located in Flood Zone 1 with the end of the garden being in Flood Zone 2/3.

Note - Due to Coronavirus a site visit was not possible but the applicant/agent supplied photos of the application site which have been used to inform this decision.

2 Planning History

No relevant planning history.

3 Proposal

Single storey side extension.

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 Enhancing the Special Environment and Heritage of Havant Borough)
CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
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

Chichester Harbour Conservancy

Thank you for consulting The Chichester Harbour Conservancy concerning the above planning submission. The Conservancy is a non-statutory consultee.

The landscape of Chichester Harbour was recognised as nationally important when it was designated as an Area of Outstanding Natural Beauty (AONB) in 1964, through the National Parks and Access to the Countryside Act of 1949. The Conservancy was established by the Chichester Harbour Conservancy Act of 1971. The purposes of the Conservancy are the responsibility for navigation and the conservation of nature. The Countryside and Rights of Way Act of 2000 formally established the Conservancy as the Joint Advisory Committee for the AONB, with the purpose to conserve and enhance the natural beauty of the landscape.

In its role in managing the Chichester Harbour Area of Outstanding Natural Beauty (AONB), The Conservancy has considered the submitted proposal against the Conservancy's planning guidance and principles - including The Chichester Harbour Management Plan (2019-2024), The Chichester Harbour Planning Principles (Management Plan version April 2019), The Chichester Harbour AONB Landscape Character Assessment (CBA update 2019), and The Chichester Harbour AONB Joint SPD (May 2017), adopted by both Chichester District Council and Havant Borough Council.

Under the Chichester Harbour Conservancy officer fully delegated decision process, the Local Planning Authority (LPA) is hereby advised that the Conservancy makes the following comment in relation to the above application.

Chichester Harbour Conservancy Recommendation – No objection Suggested considerations –

- schedule/samples of materials to be agreed prior to construction / as indicated on application forms / to match the existing on site.
- the glazed fenestration should employ tinted glass panels where appropriate, and these should be fitted with working internal screen blinds to reduce light spillage during evenings and night- times (dark skies policies) in order to minimise and reduce the amount of light illumination emitted both to the surrounding skyline and to the visual horizontal aspect of the new window openings.
- any and all external lighting shall be fitted with a suitable and effective cowling to focus the light-beam and illumination downwards and prevent light spillage above the horizontal and into the night sky, so as to comply with the Dark Skies approach within the AONB protected landscape and to limit disturbance to wildlife.

The proposal would have a localised impact on the character and appearance of the building and the immediate surrounds. The proposal would have a visual impact on the AONB protected landscape, but this minimal and is acceptable to the area and the wider AONB protected landscape environment setting.

Given its setting, the proposal is considered not to be unduly prominent to be detrimental to the character or the appearance of the Area of Outstanding Natural Beauty (AONB).

The proposal is unlikely to have any significant impact or effect on the AONB in terms of landscape character or in relation to wildlife conservation and protection.

It is noted that the submitted proposal makes no acknowledgement of the sites location within the Area of Outstanding Natural Beauty (AONB). The AONB landscape includes open countryside, rural hamlets and villages, urban built-up market towns as well as the harbour waters, all of which are subject to a higher level of planning scrutiny and where development is subject to more stringent planning guidance to ensure that development respects and enhances the inherent qualities of such a sensitive location. The proposal has apparently been made with a level of understanding that would be considered absent in this regard. This is regrettable and unfortunate given the nationally recognised protected status of the AONB.

A copy of the Chichester Harbour Conservancy AONB Unit Planning Assessment Report is attached to this consultation response for your information and for open transparency public view.

Should you require any further clarification with regards to this recommendation please contact the CHC AONB Planning Unit.

Councillor Leah Turner - Hayling East

No Comment.

Councillor M Wilson - Hayling West Ward

No Comment.

Councillor R Raines - Hayling East

No Comment.

Hampshire Biodiversity Information Centre

Adjacent to Wader and Brent Goose Strategy.

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Support the application	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 and impact on the character of the area and area of outstanding natural beauty
- (iii) Effect on neighbouring properties
- (iv) Flood Risk
- (v) 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. In this case the works within Chichester Harbour Area of Outstanding Natural Beauty and the proposal is considered below.

(ii) Appropriateness of design and impact on the character of the area and area of outstanding natural beauty

7.3 The proposed development would involve a single storey side extension. It would be located on the east side of the property. The proposed side extension would have a width of approximately 3.9 metres, a depth of approximately 6.3 metres and a pitched roof with a maximum height of approximately 4.7 metres.

7.4 The proposed development would have bricks and plain roof tiles to match the existing dwellinghouse. This is considered to be inkeeping with the context of the main dwellinghouse and AONB.

7.5 Although the proposed development would be visible from the public realm 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. Therefore, it is considered to be inkeeping with the character of the area.

7.6 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 had no objection to the application with suggested conditions. With regards to the condition requesting samples of materials prior to construction, this would not be necessary as specifications on the application form state the materials would match the existing dwellinghouse. The condition regarding glazed fenestration has been recommended. Concerning a condition relating to external lighting this would remove an existing right that the property enjoys and would not reasonably relate to the development permitted and therefore would not satisfy the tests as to conditions.

- 7.7 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 and AONB.

(iii) Effect on neighbouring properties

- 7.8 To the front there would be a window in the proposed extension. This would face out onto the public highway and the front gardens of the properties opposite. With this view already been established it is considered acceptable.
- 7.9 On the east side there would be no side windows. The proposed development would be on the shared boundary with No.24 Spinnaker Grange. Due to the roof design and being opposite the front driveway it is not considered to appear overbearing to the neighbouring property.
- 7.10 To the rear there would be a door and window on the proposed side extension. This would face out onto the rear garden with the views screened by the existing fencing to either side and hedging to the rear. With this view already established it is considered to be acceptable.
- 7.11 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Flood Risk

- 7.12 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 effect these areas.
- 7.13 The built development is located in Flood Zone 1 with the end of the garden being in Flood Zone 2/3. The proposed development is classed as minor development and unlikely to cause flooding to the site and elsewhere and therefore accords with policy CS15 of the Core Strategy.

(v) Ecology

- 7.14 The site has been identified by the Hampshire Biodiversity Information Centre to be adjacent to Wader and Brent Goose Strategy. The proposed development due to its location within a residential estate and outside the Wader and Brent Goose Strategy policies map, it is not considered to have a negative impact on the ecology of the area or protected species.

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/20/00949

- 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 and Block Plan - 101
Proposed Ground Floor Plan - 401B
Proposed Elevations - 501B

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.

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 glazed fenestration on the proposed rear (southern) elevation as shown on approved plan number 20068-501, shall be fitted with tinted and non-reflective glass and be maintained at all times thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the area, to mitigate the impact of glazing viewed from Chichester Harbour Area of Outstanding Natural Beauty and having due regard to policies CS11, CS12 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Chichester Harbour Area of Outstanding Natural Beauty Joint SPD 2017 and the National Planning Policy Framework.