
Site Address:	70 Sea View Road, Hayling Island, PO11 9PE		
Proposal:	Single storey side extension and two storey rear extension.		
Application No:	APP/20/00828	Expiry Date:	27/11/2020
Applicant:	Mr D Percival		
Agent:	Mr Ian Knight	Case Officer:	Tina Pickup
	Knight Architectural Design		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a substantial detached two storey dwelling located at the end of a private drive, off Sea View Road, Hayling Island. The curtilage of the plot extends eastwards to the fore shore where the landscape designations of Chichester Harbour AONB, SSSI, SPA and SAC all apply. The site also lies within flood zone 3. It is noteworthy that the defined Urban Area boundary line (Policy CS17) truncates the site with the house within the built up area, but the majority of the garden to the east within the non-urban rural area.

The existing dwelling is mainly constructed with red brick at ground floor level with white render at first floor, beneath a fully hipped red tiled roof. At the front of the dwelling the land is hard surfaced for parking and turning and there is an attached double garage. Along the southern side of the house is a single story extension which contains a swimming pool. To the rear there is an existing approximate central two storey rear projection with a recessed two storey element on the northern side.

To the north is the detached dwelling of number 68 which has been modernised with grey cladding and has a large glazed ground floor window adjacent the site and first floor full length window with a screen. It has a conservatory across its northern half. The boundary between the two dwellings largely comprises a wall about 1.7m high which has a lean to style store along its length with tiled top. There are also mature shrubs providing some screening between the houses.

To the south the site abuts the Lakeside Coastal Village - a holiday complex.

2 Planning History

24358/13 - Approval of reserved matters for detached house and garage - Plot 3, Sea View Road

Permitted 16/11/1984

NB/ condition 2 removed pd rights for any building or structure in area identified on plan - east of garden ie in AONB & rural area

95/52919/002 - Change of Use of 4m wide area of land to south of dwelling to residential use, together with construction of single storey swimming pool extension, PERM, 19/02/1996

3 Proposal

Single storey side extension and two storey rear extension.

It is intended for materials to largely match ie use of white render and brick with matching concrete tile roof; but all windows are to be replaced with dark grey/slate coloured aluminium.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016
Joint SPD - Chichester Harbour AONB

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)
CS17	(Concentration and Distribution of Development within the Urban Areas)
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)

Havant Borough Pre Submission Local Plan 2036

E22	(Amenity and pollution)
E5	(Chichester Harbour Area of Outstanding Natural Beauty)
E1*	(High quality design)
E3	(Landscape and settlement boundaries)
E19	(Managing flood risk in new development)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/a

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

No objection

Proposal would have localised impact on the character and appearance of the building and the immediate surrounds and a visual impact on the AONB landscape. Scale of increase minimal - about 5% increase in footprint and about 2% increase in silhouette which falls within guidance allowance. Increased glazing would be set back about 42m from coastline. Overall impact would be minimal when viewed from the harbour and is acceptable and would not be unduly prominent.

Suggested conditions - materials; glazing to be tinted and fitted with blinds; and all

external lighting to be fitted with cowl

Southern Water

Formal application to connect to public foul and surface water sewer required;
Surface water discharge to follow part 3 of Building Regs hierarchy
If any sewer found during construction works then an investigation will be required before further works proceed

Environment Agency

None 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: 0

Comment	Officer Comment
None received	

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 AONB
- (iii) Effect on neighbouring properties
- (iv) Flood risk
- (v) Parking

- (i) Principle of development

7.2 The application dwelling is located within the defined urban area, although it is acknowledged that the majority of the curtilage lies outside. Since this householder proposal relates to the dwelling itself and does not encroach into the rural area, then the development is considered acceptable in principle, subject to development management criteria.

- (ii) Appropriateness of design and impact on the character of the area and AONB

7.3 Relative to the scale of the host dwelling this is fairly modest proposal that seeks to infill the existing ground floor recess within the north east corner of the house, and bring forward the first floor element above. This would involve a "crown top roof" that aligns with the existing eaves and ridge. Two Juliette style openings are proposed in the first floor rear elevation above two patio doors below; and three roof lights are

proposed in the northern side roof slope with a fourth roof light in the flat crown roof. Other internal alterations and fenestration changes are shown on the plans, but these do not require planning permission.

- 7.4 The proposal is all to the rear and with the plot being in a backland position the proposal would have no impact on the street scene. However the overall site is within the AONB and as a result the Chichester Harbour Conservancy have been consulted and the Joint SPD - Chichester Harbour AONB 2017 document is a material consideration. They concur that the percentage increase in floor space and silhouette would be minor and the added bulk would not have an adverse impact on the character of the AONB. They do however request that:

"- 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 nighttimes (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 roof lights / skylights / ridge-lights / roof lantern / clerestory lights / glazed gable windows, 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 vertical, skyward, aspect of the new window openings."

- 7.5 Given the sites proximity to the fore shore and harbour where large areas of glazing can be reflective and cause glare, it is considered appropriate to condition the use of tinted glass. However it is considered that the imposition of any requirement for the fitting and use of internal blinds would not be reasonable or enforceable.

- 7.6 Overall, the design and appearance of the proposal is deemed appropriate in context to the main dwelling and is therefore considered to be acceptable, meeting the requirements of Policies CS11, CS12 and CS16 of the HBLP (Core strategy) and the Joint SPD - Chichester Harbour AONB 2017. It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality or landscape character of the AONB.

(iii) Effect on neighbouring properties

- 7.7 The proposed infill extension would have a separation to the northern boundary with number 68 of about 2m and would project forward of the rear facade of 68 by about 5m. Given the nearest adjacent windows of 68 comprise very wide glazing doors, then the centre point to apply the 45 degree code is set well over. As a result it is unlikely that the proposal would breach this guidance or adversely affect the light available to or outlook from this neighbouring room. In terms of overlooking the introduction of large first floor openings with juliette balconies would add to the perception of overlooking, but in this instance there is currently some mature screening on the shared boundary and number 68 have a similar first floor opening. Overall the spacious detached nature of the properties with mature gardens is such that any direct overlooking would be minimal.

- 7.8 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, 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 site lies within flood zone 3 and the submitted FRA indicates that flood resilience measures will be incorporated such as fitting anti back flow devices to all ground floor sanitary wear; and it is noted that occupants can evacuate onto the upper floor balcony flat roof area to await rescue in an emergency. As a householder application for extensions to an existing dwelling, the flood risk to occupants is not increased as a result of this development.

(v) Parking

- 7.10 As a result of the internal re-configuration of the dwelling, the property would have 6 bedrooms. It has been confirmed that it is intended to remain as a single family dwelling and not for any B&B or business use. To meet the Parking SPD, 3 on site spaces are required and these can easily be provided via the existing double garage and large hard surfaced frontage.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and landscape quality 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/20/00828

(A) 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:

Flood Risk Statement
Existing Block Plan Drawing Number 01 A HMLR
Proposed Block Plan Drawing Number 01 A HMLR Rev A
Site Location 1:1250 & Existing Plans Drawing Number 01 A EX Rev A
Proposed Plans Drawing Number 01 A PRO Rev D

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall be as indicated on the submitted forms, as amended by email dated 14/10/2020, 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 glazed surfaces on the proposed rear (east) elevation 4 windows/doors and Juliette opening screens, as shown on approved plan number 01 A PRO Rev D, 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.