
Site Address:	64 Southwood Road, Hayling Island, PO11 9QE		
Proposal:	Proposed timber-framed outbuilding/shed to front of property.		
Application No:	APP/21/00153	Expiry Date:	19/04/2021
Applicant:	Mr Currie		
Agent:		Case Officer:	Joseph Toole
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

64 Southwood Road, Hayling Island, is located to the south of Southwood Road. The application site is a semi detached two storey property comprising red brick and red roof tiles. Vehicular access is from Southwood Road with parking to the front and side.

The property is located within a residential area with blocks of flats to the west. The area has a mix of design and style. The application site is located within Flood Zone 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

APP/16/01202 - Rear single storey extension., PERM,17/01/2017
APP/17/00040 - Erection of garden shed to front of property., PERM,06/03/2017

3 Proposal

Proposed timber-framed outbuilding/shed to front of property.

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

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

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 West Ward
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: 18

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
I support this application as a positive contribution to the property and street.	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
- (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.

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

- 7.3 The proposed development would involve the erection of a timber-framed outbuilding to the front of the property. It would have a width of approximately 4 metres, a depth of approximately 7 metres and a pitched roof with a maximum height of approximately 4 metres.
- 7.4 The proposed outbuilding would have timber cladding painted grey with artificial slates in grey. This is considered to be of acceptable design.
- 7.5 The proposed outbuilding would be located to the front of the property partly visible from the street scene. It would be screened by the existing hedging to front and along the west side with 1.8 metre fencing on the east side. The Havant Borough Design Guide does not usually encourage outbuildings to the front of properties however due to the existing screening, other properties such as No.66 Southwood Road having front outbuildings and the properties along the street scene having a staggered building line it is not considered to have a negative impact upon the character of the area. A condition requiring the use of the outbuilding to be ancillary to the main dwellinghouse has been recommended.
- 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 To the front of the proposed outbuilding there would be a window. This view would be screened by the existing hedging to the front and as a result not considered to cause harmful overlooking to any neighbouring properties.
- 7.8 On the east side of the proposed outbuilding there would be no side windows. It would be partly screened by the existing 1.8 metre high fencing and due to its pitched roof design hipped away it is not considered to appear overbearing or result in the harmful loss of light to No.66 Southwood Road.
- 7.9 On the west side there would be two windows and a door facing the shared boundary of Shearwater Court. Due to the separation distance and screening of hedging it is not considered to impact the occupiers of the flats.
- 7.10 To the rear of the proposed outbuilding there would be a window. This view would be screened by the existing fencing therefore it is not considered to cause harmful overlooking to any neighbouring properties.
- 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 it 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.
- 7.13 The Environment Agency Flood Map indicates that the property is within Flood Zone 3. Due to the minor nature of the development and the fact that it is for a minor domestic extension it is not considered to result in adverse effect on flood risk in the manner described in the NPPG and is thus it is deemed acceptable in principle. With regards to the detail of the scheme the Flood Risk Assessment submitted with the application confirms that the floor level of the outbuilding will be set no lower than existing levels; moreover that the shed will not be used for habitable purposes. On this basis the development is considered to accord with Policy CS15 of the HBLP (Core Strategy).

(v) Ecology

- 7.14 The application site as a whole lies adjacent to a coastal vegetated shingle to the south. Due to the nature and location of the proposed works on the north side of the existing dwelling it is not considered to have a negative impact upon the ecology of the area.

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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00153

- 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
Floor Plan Proposed
Proposed Outbuilding - Block Site Plan
FRA
Proposed Outbuilding Elevations

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 building hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for any business, commercial or industrial purposes whatsoever.

Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.