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|-----------------|-----------------------------------------------------------------------------------|---------------|--------------|
| Site Address:   | 22 Elm Close Estate, Hayling Island, PO11 9AT                                     |               |              |
| Proposal:       | Removal of existing garage and erection of rear and side single storey extension. |               |              |
| Application No: | APP/21/00044                                                                      | Expiry Date:  | 09/03/2021   |
| Applicant:      | Mr Allen                                                                          |               |              |
| Agent:          | Mr Allen                                                                          | Case Officer: | Joseph Toole |
| Ward:           | Hayling West                                                                      |               |              |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

22 Elm Close Estate, Hayling Island, is located to the south of Elm Close Estate. The application site is a detached bungalow comprising white render with concrete roof tiles. Vehicular access is from Elm Close Estate with parking to the front and side.

The property is located within a residential area with properties differing in style and design.

*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**

03/68370/000 - Single storey extension to front elevation., PERM,28/05/2003

## **3 Proposal**

Removal of existing garage and erection of rear and side single storey 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  
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

## **5 Statutory and Non Statutory Consultations**

### **Councillor Clare Satchwell - Hayling East**

No Comment.

### **Councillor I Scott Hayling West**

No Comment.

### **Councillor Joanne Thomas**

No Comment.

### **Developer Services, Southern Water**

Please find the attached extract from Southern Water records showing the approximate position of a public sewer within the site. The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised.

Please note:

- The public surface water sewer requires a clearance of 3 metres on either side of the gravity sewer to protect it from construction works and to allow for future maintenance access.
- No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water.
- No soakaway, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public sewer.
- All existing infrastructure should be protected during the course of construction works.

Please refer to: [southernwater.co.uk/media/3011/stand-off-distances.pdf](https://southernwater.co.uk/media/3011/stand-off-distances.pdf)

Furthermore, it is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

We have restrictions on the proposed tree planting adjacent to Southern Water sewers, rising mains or water mains and any such proposed assets in the vicinity of existing planting. Reference should be made to Southern Water's publication "A Guide to Tree Planting near water Mains and Sewers" ([southernwater.co.uk/media/3027/ds-tree-planting-guide.pdf](https://southernwater.co.uk/media/3027/ds-tree-planting-guide.pdf)) and the Sewerage Sector Guidance ([water.org.uk/sewerage-sector-guidance-approved-documents/](https://water.org.uk/sewerage-sector-guidance-approved-documents/)) with regards to any landscaping proposals and our restrictions and maintenance of tree planting adjacent to sewers, rising mains and water mains.

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

To make an application visit: [southernwater.co.uk/developing](http://southernwater.co.uk/developing) and please read our New Connections Services Charging Arrangements documents which are available on our website via the following link: [southernwater.co.uk/connection-charging-arrangements](http://southernwater.co.uk/connection-charging-arrangements)

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm sewer
- Combined Sewer

## **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: 0

| Comment | Officer Comment |
|---------|-----------------|
| None.   |                 |

## **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) Ecology
- (vi) Drainage

- (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 removal of the existing garage and erection of a rear and side single storey extension. The proposed side/rear extension would serve an en-suite and a bedroom. To the side the proposed extension would have a width of approximately 2 metres and a depth of approximately 5 metres joining up the existing rear wall. Then the proposed rear extension would extend out a further 4.5 metres approximately totaling 9.5 metres depth with a total width of approximately 3.4 metres. The proposed side/rear extension would have a flat roof with a height of approximately 3 metres. Furthermore, there would be a small rear extension to the existing bedroom and dining room with a width of approximately 5.4 metres, a depth of approximately 1.2 metres with a flat roof having a maximum height of approximately 3 metres.
- 7.4 The proposed development would be rendered to match the existing property with EDPM rubber membrane flat roof. This is considered to be inkeeping with the context of the main dwellinghouse.
- 7.5 The proposed development would be partially visible from the street scene, however due to its position and retained amenity space following the removal of the existing garage it is considered to be inkeeping with the character of the area.
- 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 there would be a window in the proposed side extension serving the en-suite. This would face out onto the public highway and the front driveways of the properties opposite therefore it is not considered to cause overlooking or private amenity space.
- 7.8 On the west side facing No.21 Elm Close Estate the proposed side/rear extension would go along the shared boundary. There would be no side windows and the proposed extension would be offset from the shared boundary by approximately 0.9 metres. As a result, due to the existing screening of 1.8 metre high fencing and its flat roof design it is not considered to appear overbearing to No.21. Furthermore, due to its orientation it is not considered to cause harmful overshadowing.
- 7.9 On the east side facing No.23 Elm Close Estate there would be no side windows. The proposed side/rear extension would be approximately 5.4 metres away from the shared boundary therefore it is not considered to appear overbearing or result in overshadowing to No.23 Elm Close Estate screened by the existing 1.8 metre high fencing. Also, the proposed rear extension would only extend out from the existing rear wall by approximately 1.2 metres thus it is not considered to impact the amenity of No.23 Elm Close Estate.
- 7.10 To the rear there would be bi-folding doors and windows in the proposed rear extension and within the proposed side/rear extension there would be a door and window all facing out onto the rear garden of the property. These views would be screened by the existing 1.8 metre high fencing along all boundaries therefore not considered to cause any form of harmful overlooking.

- 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) Parking

- 7.12 The proposed development would increase the number of bedrooms from 2 to 3 therefore 2 car parking spaces are required according to the Havant Borough Parking Standards SPD. There is sufficient car parking on site to accommodate 3 car parking spaces as shown in the proposed Ground Floor Plan, thus meeting the Havant Borough Parking Standards SPD requirements.

(v) Ecology

- 7.13 To the front of the property there has been found to be evidence of Autumn Lady's-tresses. Due to the location of the proposed works, which would be away from these flowers, the development would not have an adverse impact on the ecology of the area.

(vi) Drainage

- 7.14 Southern Water was consulted on the application and raised no objection to the proposal.

## 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/21/00044

- 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

Block Plan, Existing and Proposed Floor Plans and Elevations - HAY/SB/001

**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.