

Submission Version Havant Local Plan

E1* (High quality design)

E19 (Managing flood risk in new development)

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 comments received

Councillor M Wilson - Hayling West Ward

No comments received

Councillor R Raines - Hayling East

No comments received

Engineering/Drainage

No response received

Environment Agency

No response 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: 2

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) Flood risk considerations

(i) Principle of development

7.2 The principle of extensions to existing properties in this location is acceptable in principle subject to development management criteria.

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

7.3 The extension is to the rear of the property so would not impact on the street scene, however there are public views of the rear of the building from the seafront path and beach to the south. The principle of a ground floor extension is considered to be acceptable and balconies and terraces are characteristic of properties along the sea front. It is noted that there have been new balconies approved recently within the terrace at no.17 -19 The Strand to the west which are currently under construction. These are to an increased depth compared to the existing (2.6m and 2.3m respectively) and are constructed of steel with glass and oak slats. The proposal would be to the depth of the adjacent garage element of no.17 adjacent, and overall, whilst differing to the other properties in the terrace in its depth and design, it is considered that the proposal will be acceptable in appearance in the context and in its position within the terrace. The proposal would use matching brickwork and there is render on the rear elevation of the garage at no.17 The Strand thus these are considered to be acceptable on the building.

Overall, the design and appearance of the proposal is 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

7.4 No.15 The Strand is the adjoining property to the east. There is a rear facing ground floor patio door close to the side boundary at no.15. Due the position of the proposed extension/terrace adjacent to the boundary and height at 3.8.m (plus obscure glazed privacy screen at a further 0.6m) it is considered that there would be some impact from the development. However, the depth of 3.1m is not excessive and overall it is not considered that the proposal would have an unacceptable overbearing impact. The rear of no.15 faces south so would receive sunlight although the proposal would impact on the light at the later parts of the day given the position to the west. Overall, whilst there would be some impact it is not considered that this would be to an extent that would warrant the refusal of the application.

The balcony/terrace is of increased size and proximity to the east boundary with no.15 compared to the existing, and the increased size and 'squaring off' compared to the existing balcony would have an impact on no.17 to the west. In addition a spiral stair is proposed which would have some impact. Concern was expressed by the officer about the potential for overlooking/loss of privacy to no.15 under the original submission into the closest first floor window of no.15, as well as the amenity area of no.15 at proximity to the side boundary. In response the applicant has amended the scheme to include a further obscure glazed privacy screen (0.6m in height) to the east boundary. This, in combination with the solid screen up to 1.2m height is now considered to provide an acceptable side screen. The extension/terrace would not extend beyond the depth of the closest part of at no.17, and the built form of no.17 would provide a side screen to the terrace. The spiral stair would be approximately 1m from the boundary with no.17 at its closest point, and would extend out by a maximum of 1.4m beyond the proposed terrace. However due to its spiral design and use for access it is not considered that persons are likely to spend any significant time on the stair. Thus it is not considered that unacceptable overlooking or disturbance would be likely to result. It is acknowledged that the proposals would result in a degree of overlooking to the amenity spaces of both properties - to the east and west. However it is considered that some reduced privacy is characteristic of the area and, on balance, the proposal is not considered to have an unacceptable impact in the context. It is noted that no objections have been received from the neighbouring properties.

The proposal is not considered to have an unacceptable impact on the neighbour amenity having regard to policy CS16 of the HBLP (Core Strategy).

(iv) Flood risk considerations

The development is within flood zone 3 and a flood risk assessment (FRA) has been provided with the application as required. This confirms that the finished floor level of the proposed extension would be level with the existing and no sleeping accommodation is proposed at ground floor level. The FRA recommends the owner provides flood doors to reduce the likelihood of ingress of water. It is recommended that the FRA is listed as part of the approved documentation to be adhered to as part of the scheme having regard to policy CS15 of the HBLP (Core Strategy).

8 Conclusion

- 8.1 The proposal is considered to be acceptable in accordance with policies CS16 and CS15. It is therefore recommended that planning permission is granted.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/01050 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:

Location Plan

Proposed New Rear Sun Room and Balcony Rev B (Site plan, existing and proposed plans and elevations) received 30.03.21

Flood Risk Assessment

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.