
Site Address:	Winterlake, Yew Tree Road, Hayling Island, PO11 0QE		
Proposal:	Single storey rear extension, single storey side extension, first floor extension and enlarging of porch and entrance hall. Internal layout alterations. Roof alterations.		
Application No:	APP/20/00652	Expiry Date:	08/10/2020
Applicant:	Mr & Mrs Wells	Case Officer:	Joseph Toole
Agent:			
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a large dwellinghouse within a plot of approximately 2 acres. The existing property Winterlake was built in the early 1970s. The property sits to the south of Yew Tree Road and is set back from the road by approximately 25 metres, screened by high hedging and trees. It also sits to the east of Havant Road, again set back behind high hedging and trees. To the east of the property there is vacant land and a range of housing along Yew Tree Road. To the south there is the Chichester Harbour AONB.

Winterlake consists of a 5 bedroomed two storey property with a detached triple garage. There is also a detached games room to the rear of the property set behind the outdoor swimming pool and pump room.

***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

01/61769/001 - Extend existing double garage to create a triple garage.,
PERM,12/11/2001

96/61769/000 - Replace current garage flat roof with a pitched tiled roof,
PERM,28/06/1996

APP/18/00364 - Single storey rear extension; single storey side & rear extension; first floor extension to existing porch; roof alterations and render to elevations.,
PERM,14/06/2018

3 Proposal

Single storey rear extension, single storey side extension, first floor extension and enlarging of porch and entrance hall. Internal layout alterations. Roof alterations.

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)
DM13 (Car and Cycle Parking on Residential Development)

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

Chichester Harbour Conservancy

Whilst the plot does abut the AONB boundary and the alterations are significant, they are set within a very large plot that has very little visibility from either Yew Tree Road or Havant Road owing to dense tree screening. Also the nearest public footpaths 86 and 87 offer no views of the proposal in terms of the impact on the setting of the AONB.

Councillor Clare Satchwell - Hayling East

No Comment.

Councillor I Scott Hayling West

No Comment.

Councillor Joanne Thomas

No Comment.

Developer Services, Southern Water

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: developerservices.southernwater.co.uk and please read our New Connections Services Charging Arrangements documents which are available on our website via the following link:
southernwater.co.uk/developing-building/connections-charging-arrangements

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

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 a sewer will be required to ascertain its ownership before any further works commence on site.

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: 3

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) Impact on AONB and Chichester Harbour
- (v) Flooding
- (vi) Parking
- (vii) Drainage
- (viii) CIL

(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 extending and remodelling the property along with internal and roof alterations. The extensions to the property consist of a new single storey side extension which would provide a leisure area. It would have a width of approximately 12.1 metres, a depth of approximately 7 metres and a flat roof with a height of approximately 2.8 metres. The walls of the existing detached garage would join onto the existing property to provide a plant/utility room. There would be a single storey rear extension which would provide 3 bedrooms at ground floor and a first floor outdoor roof terrace. It would have a width of approximately 15.5 metres, a depth of approximately 4 metres with a flat roof with a height of approximately 2.8 metres. The existing covered porch and entrance hall to the front of the property will be enclosed and extended upwards to become a two storey height porch/hallway. It would have a width of approximately 6.5 metres, a maximum depth of 3.2 metres and a flat roof with a height of approximately 6.3 metres.

7.4 The proposed development would be rendered and have cladding to the external walls. The roof of the property would be amended with mono pitches with a flat roof central section. The proposed works, which are modern in design, are considered to be

acceptable.

- 7.5 The proposed works to Winterlake would not be readily visible from the public realm due to being screened by high hedging and trees. It is not considered to have a negative impact upon 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 The plot has no immediate neighbours. There would be a roof terrace at first floor to the rear of the property, which would replace a balcony. As there is no dwellings or neighbours to either side or to the rear there would be no residential impact.
- 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 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) Impact on AONB and Chichester Harbour

- 7.9 The property is adjacent to the AONB and Chichester Harbour to the south, being partially visible from within. However, this would not have a negative impact on these areas due to its screened location, and that the proposal would not increase the width of the existing property or be higher than the existing property. The Chichester Harbour Conservancy commented on the application and had no objections.

(v) Flooding

- 7.10 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.
- 7.11 The Environment Agency Flood Map indicates that part of the site to the south of the property is within Flood Zone 2 and 3. However, the existing property together with the proposed extensions are in flood zone 1 and are therefore should not be at risk of flooding. Nevertheless, the applicant proposes sensible flood precautions in constructing the extensions. These will include building floor levels of the extensions at an elevated height to match the existing buildings' floor levels. Due to the nature of the proposal, which falls within Flood Zone 1, the development would be unlikely to cause or add to flood risk. The proposal therefore accords with Policies CS15 of the Core Strategy and DM25 of Local Plan (Allocations).

(vi) Parking

- 7.12 The proposed development would result in the increase in the number of bedrooms

from 5 to 7 therefore 4 car parking spaces are required according to the Havant Borough Car Parking SPD. There is sufficient car parking on site to accommodate 6 car parking spaces to the front. There is also an additional three car parking spaces in the garages to the front of the property. Therefore, the proposed development is in accordance with the Havant Borough Car Parking SPD.

(vii) Drainage

7.13 Southern Water were consulted on this application and raised no objection.

(viii) CIL

7.14 The proposed development is CIL liable due to being over 100sqm. The applicant's have submitted a CIL Form 9 - Extension Relief Claim Form which has been accepted.

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/20/00652

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
Proposed Elevations - 1
Proposed First Floor Plan - 2
Proposed Ground Floor Plan - 3
Proposed Floor and Roof Plan - 4
Design and Access Statement

Reason: - To ensure provision of a satisfactory development.

3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building(s) have

been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.