
Site Address:	Autumn House, 23 New Cut, Hayling Island, PO11 0NB		
Proposal:	Proposed single storey rear garden room with flat top roof and lantern.		
Application No:	APP/20/00728	Expiry Date:	15/10/2020
Applicant:	Mr Kirby		
Agent:	Miss D'Allison	Case Officer:	Bee Crawford
	Oakmasters		
Ward:	Hayling West		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern detached chalet style dwelling and attached double garage situated on a plot of a generous size. It has a grey slate pitched roof and elevations of red multibrick and cream painted render. The site is level and there is open vehicular access to the front leading to a tarmac parking area, grass and shrubs, with fencing to the eastern and western boundaries and shrubs to the front boundary. The rear garden has a depth in excess of 60 metres and is mainly laid to lawn with patio areas, mature trees and shrubs, and is enclosed to all boundaries with 1.8 metre high fencing.
- 1.2 A detached bungalow is to the west, a detached chalet style dwelling is to the east and a detached two storey dwelling and detached chalet style dwelling are opposite. Open land is to the rear of the site. The area is of low to medium density with detached two storey and chalet style dwellings and bungalows of similar and individual age, style and design.

Note - Due to Coronavirus a site visit was not possible but the agent supplied photos of the application site which have been used to inform this decision.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a single storey rear garden room with flat roof and lantern.

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

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

Countryside Access Team

No response received.

County Ecologist

Developments that affect building roofs can affect bats, which are legally protected. Circular 06/2005 identifies that the presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat, and therefore that it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted.

The Circular however also identifies that applicants should not be required to provide information on protected species unless there is a reasonable likelihood that they will be present and affected by the proposed development.

The application site is of relatively modern construction, and the work will affect a small portion of the single storey flat roof and not the hanging tiles or roof tiles on the property itself. As such, I would consider there to be no reasonable likelihood that bats would be present and affected and I would raise no specific concerns over this proposal.

I would nevertheless suggest an advisory note is added to the planning permission as follows:

- Bats and their roosts receive strict legal protection under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010 (as amended). All work must stop immediately if bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during this development. Should this occur, further advice should be sought from Natural England and/or a professional ecologist.

Officer comment: Informative recommended

Developer Services, Southern Water

Southern Water has no objection for the above proposal.

Please see the attached extract from Southern Water records showing the approximate position of foul rising main within the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water.

- No new development or new tree planting should be carried out within 4 metres of the external edge of the public foul rising main without consent from Southern Water.
- No new soakaways should be located within 5 metres of a public apparatus.
- All existing infrastructure should be protected during the course of construction works.

Please refer to: www.southernwater.co.uk/media/default/PDFs/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.

Officer comment: Informative recommended

Natural England Government Team

Natural England has no comments to make on this application.

Natural England has not assessed this application for impacts on protected species. Natural England has published [Standing Advice](#) which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice.

Natural England and the Forestry Commission have also published standing advice on [ancient woodland and veteran trees](#) which you can use to assess any impacts on ancient woodland.

The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of this site and the impacts of the proposal to assist the decision making process. We advise LPAs to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.

Officer comment: Given the scale of the development and the response from the County Ecologist, it is considered the recommended informative will be sufficient in this instance.

Open Space Society

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: 4

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 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 proposal is for the construction of a single storey rear extension and would not be visible from the public realm. It is situated on the eastern side of the property and has a width of 7.9 metres, a depth of 4.5 metres with a mono-pitched, flat roof and roof lantern of 2.5 metres to the eaves, and a maximum height of 3.7 metres.

- 7.4 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

Impact on Gallaway, New Cut - side/west

- 7.5 This property is situated to the west of the application site and is set back from the front elevation. The proposal is approximately 18 metres from the boundary with this property and would be screened by the attached garage/utility area which is located on the western side of number 23. The roof lantern may be visible from this property, however it is of a modest size and deemed any impact would be negligible and consequently acceptable in planning terms.

Impact on 32 Kingsway - side/east

- 7.6 This property is to the east of the application site and the scheme is on the eastern side of the property, set in slightly from the existing rear elevation. The eastern elevation of the property is 4 metres from the shared boundary with the western elevation of this property a further 2 metres away.

- 7.7 There is some glazing on the eastern elevation of the proposal, although it is considered this would not result in any additional overlooking or loss of privacy.

- 7.8 A 45 degree angle test indicated that the extension would fall outside the overshadowing zone of the closest window at number 32 Kingsway, and a reasonable outlook would be retained from the closest neighbouring windows at this property. The impact is therefore considered to be acceptable in planning terms.

Impact to 28 and 33 Kingsway opposite/south

- 7.9 These properties lie opposite the site and as the proposal is to the rear of the property, it is judged there would be minimal impact to the occupiers of this property.

- 7.10 The rear garden has a depth in excess of 60 metres and there are no properties directly to the rear of the site.

- 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) Impact on ecology

- 7.12 The County Ecologist was satisfied that the proposed works were not likely to result in issues with protected species and that the proposal would not cause any significant impact. An informative was recommended should any evidence be found during development.

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/20/00728 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 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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
Drg no. KY200807 01 Rev B Location plan, existing floor and elevations plan
Drg no. KY200807 02 Rev D Proposed block plan, proposed floor and elevations plan
Reason: - To ensure provision of a satisfactory development.