
Site Address:	7 Oyster Close, Hayling Island, PO11 9FP		
Proposal:	Single storey ground floor rear extension.		
Application No:	APP/20/00897	Expiry Date:	09/12/2020
Applicant:	Mr & Mrs M Fenlon		
Agent:	Edward Caush	Case Officer:	Joseph Toole
	Edward Caush Associates		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

7 Oyster Close, Hayling Island, is located to the east side of Oyster Close. The application site is a two storey detached property comprising facing brickwork and roof tiles. Vehicular access is from Oyster Close with parking to the side.

The property is located within a residential estate with some properties of the same style and design and others differing. The application site is adjacent the Area of Outstanding Natural Beauty to the east.

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/16/00744 - Erection of a corner shed in rear garden., PERM,15/09/2016
APP/19/00688 - Crown lift 8No. Oaks - (G1) to 2.4m, crown clean and deadwood and sever Ivy. Mixed species to include Field Maple, Oak & Ash (G2), crown lift to 2.4m, deadwood and sever Ivy; Crown lift 10No.mature Oaks - (G3) to 2.4m, remove deadwood and remove split/decayed limb. , PERM,04/09/2019

3 Proposal

Single storey ground floor rear 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

CS12 (Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist, Havant Borough Council

No objection. The trees will not be affected by this proposal.

Chichester Harbour Conservancy

Chichester Harbour AONB Unit Recommendation – No objection

Suggested considerations –

- schedule/samples of materials to be agreed prior to construction / as indicated on application forms / to match the existing on site.
- the glazed fenestration should employ tinted glass panels where appropriate, and these should be fitted with working internal screen blinds to reduce light spillage during evenings and night-times (dark skies policies) in order to minimise and reduce the amount of light illumination emitted both to the surrounding skyline and to the visual horizontal aspect of the new window openings.
- any and all roof lights / skylights / ridge-lights / roof lantern / clerestory lights / glazed gable windows, should be fitted with working internal screen blinds to reduce light spillage during evenings and night-times (dark skies policies) in order to minimise and reduce the amount of light illumination emitted both to the surrounding skyline and to the vertical, skyward, aspect of the new window openings.
- any and all external lighting shall be fitted with a suitable and effective cowling to focus the light-beam and illumination downwards and prevent light spillage above the horizontal and into the night sky, so as to comply with the Dark Skies approach within the AONB protected landscape and to limit disturbance to wildlife.

Councillor Leah Turner - Hayling East

No Comment.

Councillor M Wilson - Hayling West Ward

No Comment.

Councillor R Raines - Hayling East

No Comment.

Countryside Access Team

No Comment.

Southern Water

Please see the attached extract from Southern Water records showing the approximate position of our existing public foul sewer and foul rising main assets within the development site. The exact position of the public foul sewer and foul rising main assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

Please note:

- The 180 mm public foul sewer and 400 mm public foul rising main requires a clearance of 3 metres on either side of the sewer and rising main to protect it from construction works and to allow for future access for maintenance.
- No development or tree planting should be carried out within 3 metres of the external edge of the public sewer and rising main 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 and rising main.
- All existing infrastructure should be protected during the course of construction works.

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.

Southern Water requires a formal application for any new connection to the public foul and surface water 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/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

Open Space Society

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: 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 and area of outstanding natural beauty
- (iii) Effect on neighbouring properties
- (iv) Drainage
- (v) Trees

(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 and area of outstanding natural beauty _

7.3 The proposed development would involve a single storey ground floor rear extension. It would have a width of approximately 5 metres, a depth of approximately 4 metres and a flat roof with a rooflight having a maximum height of approximately 3.3 metres.

7.4 The proposed development would have facing brickwork to match the existing property with a flat roof. This is considered to be in keeping with the context of the main dwellinghouse.

7.5 The site is adjacent to the Chichester Harbour AONB to the east, and due to the nature of the proposal would be unlikely in visual terms to adversely impact the wider environment or have an impact on the AONB in terms of character and its setting, in accordance with Policy CS12 of the HBLP (Core Strategy). The Chichester Harbour Conservancy had no objection to the application with suggested conditions. With regards to the condition requesting samples of materials prior to construction, this would not be necessary as specifications on the application form state the materials would match the existing dwellinghouse. The condition regarding glazed fenestration has also not been recommended as the existing fenestration is not glazed with tinted glass panels and the proposed development would be screened by the existing 1.8 metre high fencing and trees/vegetation to the rear. Concerning a condition relating to external lighting this would remove an existing right that the property enjoys and would not reasonably relate to the development permitted and therefore would not satisfy the tests as to conditions.

7.6 Due to the proposed development being located to the rear of the property it is considered to have a limited impact upon the street scene. Furthermore, the proposed extension would appear subservient to the host dwelling being of appropriate size to the plot and the retained amenity space. Therefore, it is considered to be in keeping with the character of the area and the AONB adjacent.

7.7 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

- 7.8 On the south side there would be a set of bi-folding doors facing the shared boundary of No.8 Oyster Close. These views would be screened by the existing 1.8 metre high fencing therefore it is not considered to overlook any private amenity space. The proposed extension would also be offset from the shared boundary to the south by approximately 6 metres therefore it is not considered to appear overbearing or result in the substantial loss of light to No.8 Oyster Close.
- 7.9 To the north side the proposed extension would be approximately 1 metre away from the shared boundary with No.6 Oyster Close. Due to the size and orientation of the proposed rear extension it is not considered to have an adverse impact on the amenity space of No.6 Oyster Close, and is thus considered acceptable.
- 7.10 To the rear there would be a set of bi-folding doors facing out onto the rear garden. These views would be screened by the existing boundary treatment and is considered not to cause harmful overlooking to any of the surrounding 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) Drainage

- 7.12 Southern Water were consulted on the application and raise no objection.

(v) Trees

- 7.13 The Council's Arboriculturalist was consulted on the application and stated the trees would not be affected by this proposal, therefore raising no objection. Existing sewer runs appear to be located outside easements required.

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/20/00897

- 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 - 18:2088:L(2-)001 02 01

Proposed Site Plan - 18:2088:L(2-)101 03 REV A

Proposed Ground Floor Plan - 18:2088:L(2-)102 04 REV A

Proposed First Floor and Roof Plan - 18:2088:L(2-)103 05

Proposed South and West Elevations - 18:2088:L(2-)104 06

Proposed North and East Elevations - 18:2088:L(2-)105 07

Tree Report

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.