
Site Address:	8 St Catherines Road, Hayling Island, PO11 0HE		
Proposal:	Single storey side extension following demolition of existing conservatory.		
Application No:	APP/20/00785	Expiry Date:	12/11/2020
Applicant:	Mr Hansell		
Agent:	Mrs Parsons	Case Officer:	Joseph Toole
	ADP Architects Ltd		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

8 St Catherines Road, Hayling Island, is located to the west side of St Catherines Road. The application site is a large detached two storey property comprising of brown brickwork with brown roof tiles. Vehicular access is from St Catherines Road in the form of a driveway to the side.

The property is located within a low density residential area with properties of differing style, size 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

99/55572/003 - Construction of detached double garage to rear of property, WD,25/06/1999
96/55572/002 - Construction of detached dwelling and garage with new vehicular access onto St Catherines Road, PERM,23/01/1997
93/55572/001 - Renewal of Outline Permission (90/55572) to build one detached dwelling (bungalow) and garage., PERM,
90/55572/000 - Outline application for detached dwelling and garage (renewal of 17400/4)., PERM,

3 Proposal

Single storey side extension following demolition of existing conservatory.

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

The exact position of the public sewer must be determined on site by the applicant before the layout of the proposed development is finalised.

Please note:

- The 200mm diameter gravity foul sewer requires a clearance of 3 metres on either side of the gravity sewers 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 gravity sewer without consent from Southern Water.
 - No soakaways, 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.
- 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 a 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 3 of the Building Regulations:

- Reuse

- Infiltration
- Watercourse
- Storm sewer
- Combined Sewer

Guidance on Building Regulations is here:

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

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: 8

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) 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 a single storey side extension following the demolition of the existing conservatory. It would be used as a garden room and have a width of approximately 5.3 metres, a depth of approximately 5.6 metres and have a maximum height of approximately 3.8 metres incorporating a rooflight.

7.4 The proposed development would have brickwork and tiles to match the existing property along with a part flat roof. This is considered to be inkeeping with the context of the main dwellinghouse.

7.5 Although the proposed development would be visible from the public realm it is not considered to have a detrimental impact on the character of the area with due to the existing screening of hedging and trees along St Catherines Road. The proposal would be subservient to the host dwelling. It is considered that an extension of this

scale would be appropriate in terms of the size of the plot and the retained amenity space following the removal of the existing conservatory.

- 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 of the proposed garden room there would be windows facing out onto St Catherines Road. This would be screened by the existing hedging and trees along the boundary and is not considered to overlook any private amenity space.
- 7.8 To the side facing No.10 St Catherines Road there would be windows facing part of the road and part of the front driveway of No.10. This is not considered to overlook any private amenity space. It is also a minimum distance of 4.5 metres from the shared boundary thud due to its orientation and size is not considered to appear overbearing or result in a loss of light to any of the surrounding properties.
- 7.9 To the rear there would be bi folding doors facing onto the rear garden. These views would be screened by the existing hedging and neighbouring garage along the boundary, therefore it is not considered to overlook any immediate private amenity space.
- 7.10 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

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

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/20/00785

- 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 - 1892 L01

Block Plan

Proposed Elevations - 1892 068

Roof Plan and Sections - 1892 05A

Ground Floor Plan - 1892 04B

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.