
Site Address:	3 Selsey Close, Hayling Island, PO11 9SX		
Proposal:	Erection of porch to front elevation with pitched roof.		
Application No:	APP/20/00788	Expiry Date:	19/11/2020
Applicant:	Mr & Ms Milum & Brown		
Agent:	Mr Davison	Case Officer:	Joseph Toole
	iDraw Limited		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

3 Selsey Close, Hayling Island, is located to the north-east side of Selsey Close. The application site is a middle terrace bungalow comprising stone and brick with concrete roof tiles. Vehicular access is from Selsey Close with parking to the side.

The property is located within a residential area with properties of different style 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

01/66495/000 - Single storey extensions to front and rear., PERM,20/02/2002

3 Proposal

Erection of porch to front elevation with pitched roof.

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 Leah Turner - Hayling East

No Comment.

Councillor M Wilson - Hayling West Ward

No Comment.

Councillor R Raines - Hayling East

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: 5

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

(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 the erection of a porch to the front with a pitched roof. It would have a width of approximately 3 metres, a depth of approximately 1.3 metres and a pitched roof with a maximum height of 4 metres.

7.4 The proposed development would have render and timber with concrete roof tiles to match the existing property. This is considered to be inkeeping with the context of the main dwellinghouse, as the use of timber cladding would be suitable replacement for the stone cladding currently found on the dwelling.

- 7.5 Although, the proposed development would be visible from the public realm, it is not considered to appear out of keeping with the character of the area due to other properties along the street scene having front porches extending out from the front walls.
- 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 property there would be a door and a full length window facing the public highway and the properties opposite. This view has already been established and deemed acceptable.
- 7.8 On both sides of the proposed porch there would be a rooflight. This would be above 1.7 metres floor level therefore it would not overlooking any private amenity spaces of the properties either side.
- 7.9 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) Flood Risk

- 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 the property is within Flood Zone 2 and 3. A flood risk assessment has been submitted with the application confirming that the floor levels of the new porch would be set no lower than existing floor levels; whilst flood resilience measures would be employed in the form of setting electrical sockets well above floor level. Due to the minor nature of the proposed development, and the measures to be taken, it is not considered to result in adverse increase in flood risk thus it is deemed acceptable.

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/20/00788 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, Block Plan, Existing and Proposed Floor Plans and Elevations - 20.272.100

Reason: - To ensure provision of a satisfactory development.