
Site Address:	100 Sea Front, Hayling Island, PO11 9HW		
Proposal:	Proposed single storey extensions to front and rear.		
Application No:	APP/20/00320	Expiry Date:	17/06/2020
Applicant:	Mr Jobber		
Agent:	Mr Rose	Case Officer:	Selina Donophy
	Phil Rose		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a detached bungalow located on the north side of Sea Front, Hayling Island. This property is constructed of render and hanging tile and has a pitched roof and a projecting front porch on the front elevation. This layout of this site comprises a small rear garden, with the property set a reasonable distance back from the highway, with a lawn area towards the front and a hardstanding with space for 3 vehicles.

This area is predominantly residential in character with a mix of property styles, although many comprising chalet bungalows. The site faces the common area, followed by Hayling sea front. This property is sited within Flood Zone 3.

Due to coronavirus it was not possible for a site visit to be undertaken in relation to this application, therefore an assessment has been informed by photographs provided.

2 Planning History

None relevant

3 Proposal

Proposed single storey extensions to front and rear.

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)
DM10	(Pollution)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Havant Borough Pre Submission Local Plan 2036

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

Developer Services, Southern Water

Please find attached a plan of the sewer records showing the approximate position of a public sewers within the site. The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised.

Please note:

- The 225 mm diameter gravity foul sewers require a clearance of 3 metres 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 soakaway, 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.

In order to protect public sewers, Southern Water requests that if consent is granted, a condition is attached to the planning permission; for example, the developer must agree with Southern Water, prior to commencement of the development, the measures to be undertaken to protect the public sewers.

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. We request that should this application receive planning approval, the following informative is attached to the consent:

A formal application for connection to the public sewerage system is required in order to service this development. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link:

southernwater.co.uk/infrastructure-charges

The disposal of surface water from this development shall follow the hierarchy within Part H3 of

Building Regulations:

- a) An adequate soakaway or some other adequate infiltration system.
- b) A water course.
- c) Where neither of the above is practicable: a sewer.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing,

West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at: developerservices@southernwater.co.uk

Officer Comment: Informative and condition has been recommended

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: 1

Comment	Officer Comment
No objection to front proposal but object to the rear extension - will block day light from our kitchen window as we will be looking at a brick wall.	Please see 'Planning Considerations' section of this report.

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) Flood Risk

(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 This proposal comprises extensions to the front (south) and rear (north) of the property. The extension proposed to the front elevation would be sited where the existing bay window juts out and would project forward from the front elevation wall by approximately 1.3 metres, with a flat roof set at eaves height. A pitched roof porch would also be constructed to replace the existing structure, with the addition of a replacement front door and set of double doors to the front extension serving the lounge area. Materials proposed for both extensions include render to match existing (colour off white/grey) and roof tiles also to match existing. These alterations would be visible from the road and potentially the beach although this is set off a fair distance, with the length of the front garden set at around 25 metres. The alterations proposed are judged to improve the existing visual aesthetic of the principle elevation .
- 7.4 The rear extension would be sited on the eastern side of the dwelling would have a pitched roof , with a height of approximately 4.2 metres to ridge level, a depth of 3 metres and a width of 3.6 metres. This would create a living space to the rear of the property, served by two rooflights and double doors leading out into the rear garden. This would not be visible from the public realm and therefore any impact on the character of the area is not judged to be significant.
- 7.5 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

- 7.6 To the west of the application site is no 102 Sea Front. The alterations proposed to the front elevation would not project much further than existing, although the ridge height on the porch would be increased. There is a reasonable set off from the boundary to the side with hedge screening to the boundary. The rear extension would be sited on the other side of the garden. The proposals are not judged to have any harmful impact on this neighbouring property.
- 7.7 To the east of the application site is no 106 Sea Front which has a window on the side elevation, towards the rear of the property facing west. No 106 projects further than no 104 at the rear and this window is sited level with the rear elevation wall of no 104. Concerns have been raised in regards to potential impact on this window, which is the only window serving a kitchen, in the form of overshadowing and loss of outlook. These concerns have been considered, especially as kitchens are considered main habitable rooms, however a valid planning consideration is also what could be constructed within permitted development. A very similar extension could be built with a height of 4 metres without planning permission - at 4.2 metres this proposal is only very slightly over this limit and it has been judged that, on balance this additional 0.2 metres would not be materially different in terms of impact on this window than an extension of 4 metres height. For this reason it would not be considered reasonable to refuse this application on this basis.
- 7.8 The rear single storey extension would not materially impact on residential development to the rear.
- 7.9 Consequently, it is considered that the proposal will not appear significantly 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).

(iv) Flood Risk

- 7.10 This property is sited within Flood Zone 3 . For this reason a Flood Risk Assessment has been provided which states that proposed floor levels would not be set any lower than existing levels and flood proofing has been incorporated where appropriate.
- 7.11 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. The proposal should not effect these areas and due to the minor nature of the proposal would be unlikely to cause flooding to the site and elsewhere and therefore accords with policy CS15 of the Core Strategy

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/20/00320

(A) 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:

20/205/100 P4 Existing and proposed floor plans and elevations
20/205/101 P2 Block plan
20/205/102 P2 Location plan
Flood Risk Assessment received 21.04.2020

Reason: - To ensure provision of a satisfactory development.
- 3 Prior to the commencement of development of the rear extension , details of the measures to be undertaken to protect the public sewer on the site during the course of the construction shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented

in full accordance with the approved measures and retained thereafter during the construction work for the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the public sewer having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 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.