

---

|                 |                                                                                                    |               |              |
|-----------------|----------------------------------------------------------------------------------------------------|---------------|--------------|
| Site Address:   | 5 Spinnaker Grange, Hayling Island, PO11 0SJ                                                       |               |              |
| Proposal:       | Single storey rear extension and insertion of doors with Juliette balcony railings at first floor. |               |              |
| Application No: | APP/19/00974                                                                                       | Expiry Date:  | 02/12/2019   |
| Applicant:      | Mr & Mrs Carter                                                                                    |               |              |
| Agent:          | Mr Helyer                                                                                          | Case Officer: | Lesley Wells |
|                 | Helyer Davies Architects Ltd                                                                       |               |              |
| Ward:           | Hayling East                                                                                       |               |              |

Recommendation: **GRANT PERMISSION**

---

## **1 Site Description**

The application site is a large modern detached two storey property with attached double garage to the front situated within a cul-de-sac. It has a brown tiled, pitched hipped roof and elevations of red multibrick and sand brick detailing. The site rises slightly from the road, with an open vehicular access to the front leading to an area of block paving, shingle and vegetation. The rear garden is mainly laid to lawn with a patio area, shed and mature shrubs and is enclosed to all boundaries with 1.8 metre high wooden fencing to the side and wire fencing to the rear.

Large modern two storey detached properties are to the south, north and opposite with Northney Common and Chichester Harbour beyond. The area is of low to medium density with large detached two storey properties of similar and different age, style and design. The site lies within Flood Zone 1, the Chichester AONB, Coastal Zone, and Chichester Harbour.

## **2 Planning History**

02/67928/000 - First floor front extension over garage., REF,25/02/2003  
04/67928/001 - Part two storey, part first floor extension to side (south) elevation., PERM,07/09/2004

## **3 Proposal**

The proposal is for the demolition of a conservatory, to be replaced with a contemporary style single storey flat roof rear extension, part of which would be an open porch. Three roof lights are proposal, together with a Juliette balcony at first floor, following the substitution of a window with double doors. A new window is also proposed at first floor on the north elevation, to be obscurely glazed and fixed shut.

## **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

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

**5 Statutory and Non Statutory Consultations**

**Chichester Harbour Conservancy - 1st Comment - 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
- for glazed surfaces, the use of coated surface glass that is non-reflective to mitigate external reflective glare which might also assist with keeping heat in and radiation out for the respective seasonal changes
- the balcony could be enclosed with a vertical timber balustrade enclosure to retain a traditional appearance and character to the dwelling house

**Chichester Harbour Conservancy - 2nd Comment - Objection**

RELEVANT PLANNING HISTORY states that there is no relevant planning history for this site.

The CHC has been miss informed on this issue as in 2004 there was a significant 2 story extension to the Southern aspect which severely impacted on its Southern neighbour.

Due to this lack of this information the CHC should now reverse its decision and refuse this application.

**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: 3

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: Not applicable.

Number of representations received: 10

### **Objections**

#### Character and appearance of the area

- Scale & massing disproportionate
- Out of keeping
- Out of character
- Obtrusive development
- Design inappropriate/not in sympathy
- Roof area more than double habitable space, should reflect habitable space
- Roof form dominates development
- Height & bulk of roof should be reduced
- Loss of openness
- Loss of ambience of area
- Development at No. 17 not a precedent

#### Impact on resident amenity

- Nos 3 & 5 are angled inwards towards one another
- Adverse impact on amenity
- Loss of privacy
- Overshadowing
- Overlooking of gardens
- Generate noise & disturbance
- Roof dominates views of neighbours
- Exacerbate the lack of space between properties

### **Policy**

- Contrary to Policy CS16 of the Local Plan

***Officer comment:*** *The issues raised are addressed in Section 7 below.*

## **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) Effect on Chichester Harbour

(v) CIL

(i) Principle of development

- 7.2 The application site is located outside of the defined urban area and within a non-urban area. However, the site is located within an area of existing development along Spinnaker Grange and is concerned with a household extension. Policies AL1 and AL2 in the Havant Borough Council Local Plan (Allocations) July 2014 are relevant and Policy AL2 states that planning permission will be granted for developments within undeveloped gaps or non-urban areas that help to define the separate identity of settlements and prevent their coalescence where development relates to small scale householder development. The development relates to a small scale householder development, which would not undermine the separate identities of settlements or result in their coalescence. As such, there is no objection in principle to the proposal, subject to compliance with other Development Plan Policies.

The Chichester Harbour Conservancy initially raised no objection to the proposal, subject to conditions. However, following notification that the property had previously benefited from a 2 storey side extension, which they considered had a considerable impact on the neighbouring property, they recommend the application be refused, due to this lack of information.

As to other development granted within the locality, this does not set a precedent for determining the proposal as the development has to be determined on the information submitted and on its own merit.

(ii) Appropriateness of design and impact on the character of the area

- 7.3 Concerns have been raised about the design of the proposal. The development is for a flat roof rear extension with a parapet and 3 roof lights which incorporates an open porch area and an extension, which is contemporary in design, part glazed with rendered white walls. The proposal does not reflect the design of the host dwelling, which is traditional in nature. Whilst modern in design the extension and parapet roof, would not detract from the host dwelling and due to its location to the rear of the building, would not be visible from the public realm. The appearance and location of the extension would not undermined the ambience of the area.

Prior to the objection by the Chichester Harbour Conservancy conditions were suggested relating to approval of materials and the use of reflective glass in the glazing. If permission is forthcoming these conditions are recommended.

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 Havant Borough 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

- 7.4 A number of objections were raised about the original proposal (and the current development) which incorporated a balcony, with specific regard to overlooking and loss of privacy. The removal of the balcony and its replacement with a Juliett balcony, in an existing window position, would not materially change the degree of overlooking of neighbouring gardens/properties, currently being experienced. Such overlooking is to be expected in a residential estate.

Concerns have been raised regarding the impact this single storey extension and the roof form, which includes a parapet of approximately 0.7m in height. The extension extends along the length of the dwelling. The size of the extension would be 4.2m width, 12.1 m length (12.5 parapet), 3.3m high. The proposal would be approximately 1m from the north boundary and approximately 1.5 m from the southern boundary. Both of these boundary have 1.8 m high fences. Following amended plans, the roof over the open porch area has been set back by approximately 1.9m along the south/west boundary, with the parapet rounded at this point, which has reduced the scale of the proposal. Having regard to the scale of the development and orientation of the application site with the neighbouring property to the south, the development would not result in an unacceptable loss of space about the building, and would not be significantly dominant or overbearing or materially impact on the amenities of the occupiers of the neighbouring property. As to property to the north due to the separation distance between the two properties and a 1.8m fence in between the proposal would not cause extensive obstruction of sunlight to this property or garden as required by Havant Borough Design Guide SPD and would not be significantly dominant, overbearing or harmful to amenities of the occupiers of this property.

As to the first floor side window at the front of the property, amended plans have been submitted which show this would be obscured and fixed shut (there are other opening windows in the room), addressing any issuing of overlooking. If permission is forthcoming, a condition would be imposed, requiring the retention of the obscure glazing and the window fixed shut in the interests of amenity.

As to any potential noise and disturbance associated with the development this would be for the Council's Environmental Health team to investigate and if found to be a statutory nuisance, to take the appropriate action.

- 7.5 Consequently, it is considered that the proposal will not appear overbearing or lead to a greater level of overlooking currently being experienced and would have a limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite, meeting the requirements of Policy CS16 of the Havant Borough Core Strategy.

(iv) Impact on Chichester AONB

The site lies within the Chichester AONB. The proposal is for a single storey rear extension and a Juliette boundary, which is a minor development. Due to the nature and scale of the proposal, it 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). If permission is forthcoming, conditions relating to the approval of materials and glazing are recommended.

7.8 (v) CIL

- 7.9 The floor area of the proposal is less than 100 sqm and therefore does not fall under the CIL regime.

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/19/00974 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:  
  
Proposed elevations and floor plan - Drawing No. 19101-02F  
Site Location & Block Plan Proposed, Existing elevations and floor plan - Drawing No. 19101-01F  
  
**Reason:** - To ensure provision of a satisfactory development.
- 3 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the windows in the first floor on the north elevation facing shall be non-opening with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.  
**Reason:** In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used externally on the building, which shall include coated surface glass that is non-reflective for the glazed surfaces, have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.  
**Reason:** To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 The flat roof area of the single storey rear extension shall not be used for the purposes of a terrace or balcony at any time whatsoever, but shall only be used for infrequent and occasional maintenance purposes only.  
**Reason:** To safeguard the amenities of the occupiers of the neighbouring property and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 and the National Planning Policy Framework.

