
Site Address:	23 Sandy Beach Estate, Hayling Island, PO11 9RG		
Proposal:	Second floor extension.		
Application No:	APP/19/00991	Expiry Date:	29/11/2019
Applicant:	Mr & Mrs Hackshall		
Agent:	Mr I Murray	Case Officer:	Tina Pickup
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to an existing two storey flat roofed detached dwelling located within the private Sandy Beach Estate, at the eastern end of Hayling Island. The site is located on the eastern side of the Estate and backs onto the Sandy Point Nature Reserve which is designated AONB, SSSI and SPA. The defined urban boundary (Policy AL2 and CS17) runs along the rear eastern boundary of the site. The site also falls within Flood Zone 3.

Number 23 is currently white painted with a small false pitch to its front elevation. There is a flat roofed detached garage set within the south eastern corner of the site and to the rear a first floor balcony supported on posts with external stairs against the northern boundary. This is situated above the ground floor amenity area which is retained. When this raised deck was permitted retrospectively (APP/17/00669 refers) screening was provided to its southern side, but not to its north (at the neighbours request at the time). The frontage of the site is entirely hardsurfaced, providing parking for up to 3 vehicles, behind a front boundary wall.

The Estate has been constructed around a communal green area and comprises properties of a similar age, however many have been altered and extended and there is no uniformity to the style or materials used. Number 22 to the immediate north is similar in design and layout, but is set slightly forward with a first floor kitchen and dining area that features corner windows wrapping round to the side elevation.

There are several other examples of second floor additions within the estate, including number 24 to the south which has a small recessed second floor extension, set back to the rear of the site. Number 20 to the north is a three storey replacement dwelling having gradually stepped back elevations (permitted under ref APP/14/00373) and number 27 to the west (approved under APP/16/00164).

2 Planning History

APP/17/00669 - Erection of first floor raised deck (retrospective application),
PERM,05/09/2017

3 Proposal

Second floor extension.

The proposal is to add a flat roofed second floor above the existing dwelling, which would be contemporary in style, constructed of contrasting eggshell blue cedar cladding, with 360 degree high level feature glazing directly under the roof. During the course of determining this application the proposal has been amended to provide a small recess to the rear (east) elevation and side privacy screens added.

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

- CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
- CS15 (Flood and Coastal Erosion)
- CS16 (High Quality Design)
- CS17 (Concentration and Distribution of Development within the Urban Areas)
- DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

- AL1 (Presumption in Favour of Sustainable Development)
- AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None relevant

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

Comment	Officer Comment
None received	

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) Parking
- (v) 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 Given the mixed character of the Sandy Beach Estate with other examples of second floor additions to previously flat roofed dwellings, in principle the proposed addition is considered appropriate. The detailed design proposes a contemporary solution and the contrasting materials would contribute to that image, which is not inappropriate to the context of the site - as there are other properties with contrasting colours and cladding at upper floors.

7.4 The bulk of the extension would be set back by 2m from the front (west elevation) which would provide an appropriate visual recessive and subservient appearance in street scene terms. However as originally submitted the proposed extension was full depth and lacking in any recess to the rear - since the site is highly visible from long distance views from the Nature reserve and sea front to the east, then this was considered to be overly bulky and dominant. Accordingly amended plans have been submitted providing a small (0.5m) recess of the rear (east) elevation which is considered sufficient to soften the appearance from this direction.

7.5 Overall the amended 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) and adopted Design Guide SPD. 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 Number 22 to the north has its main habitable kitchen/dining room windows at first floor at the front but they also wrap around the corner to the side facing the application site. This property is set slightly further forward and as such the proposed balcony at second floor would enable views directly down into the kitchen. To mitigate against this potential overlooking and loss of privacy, 1.7m high side screens have been proposed and shown on the amended plans.

7.7 To the rear, the setting back of the elevation by 0.5m has the consequence of providing a narrow balcony. To protect neighbouring privacy, side screens are also proposed.

- 7.8 Overall, with the provision of the side screens, 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, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Parking

- 7.9 The proposal results in an additional bedroom at the site, thus a 4 bedroom dwelling which requires 3 on site spaces to meet the adopted Parking SPD. The existing hardsurfaced forecourt and side area provides adequate area for the parking of 3 vehicles in accordance with policy DM13.

(v) Flood risk

- 7.10 The site lies within flood zone 3. As minor development ie a householder extension, the development would be unlikely to raise significant flood risk issues. As an upper floor room with balcony it could be argued that additional refuge is provided and the escape route is improved for future residents in the event of a flood. Accordingly there is no objection to flood issues arising from the development.

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/19/00991 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:

Existing Site and Location Plans Drawing Number A101
Proposed Site and Location Plans Drawing Number A107 V9
Proposed Ground Floor Plan Drawing Number A108 V9
Proposed First Floor Plan Drawing Number A108 V9
Proposed Second Floor Plan Drawing Number A110 V9
Proposed Elevations Drawing Number A111 V9
Proposed Street Elevations & Site Sections Drawing Number A113 V9

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans (eggshell blue cedar cladding), or 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.

- 4 The hereby approved 1.7m high (measured from finished floor) frosted glass privacy panels shall be provided on site prior to first occupation of the hereby approved extension and retained as such thereafter. The frosted glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4 (or equivalent).

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.