
Site Address:	Spindrift, Ferry Road, Hayling Island, PO11 0DG		
Proposal:	Proposed first floor front and rear extensions to include Juliet balconies; proposed lift.		
Application No:	APP/20/00412	Expiry Date:	22/07/2020
Applicant:	Mr & Mrs Battersby		
Agent:	Miss Roberts	Case Officer:	Selina Donophy
	Critchley Architecture And		
	Design (CAAD) Ltd		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey detached property with an integral boat store/garage and is situated at the western end of Ferry Road. It has a grey flat roof with mono-pitched elements and elevations of light grey render. The site is level with a 2 metre high wall and gate to the front leading to a block paving parking area and shrubs with a 2 metre high walls to the east and west. There is a side gate leading to the rear garden which is mainly concrete with a large vessel and several areas of open sided storage, with a wall ranging in height from 1.6 metres to 2 metres to the west and a concrete panel fence ranging in height from 1.6 metres to 2 metres to the east, with a jetty to the rear into Langstone Harbour.
- 1.2 A three storey detached property is to the east, a two storey detached property is to the west, the Ferry Boat Inn public house and car park is opposite and Langstone Harbour is to the rear. The area is of low density with two and three storey detached properties, detached single storey properties in The Kench of similar and different age, style and design and the Ferry Boat Inn.

2 Planning History

01/59612/000 - Demolition of existing dwelling and erection of a 3 storey, 5 bedroom house utilising existing vehicular access from Ferry Road, WD,20/02/2002

03/59612/001 - Demolition of single storey chalet & construction of 2 storey house comprising ground floor boat storage/garage with 3 bed living accommodation above, utilising existing access to Ferry Road., REF,10/11/2003

04/59612/002 - Demolition of single storey chalet and construction of two storey dwelling comprising ground floor boat storage/garage with 3 bedroom living accommodation above, utilising existing access to Ferry Road. , REF,02/03/2004

05/59612/003 - Demolition of the existing dwelling and construction of a two storey dwelling comprising ground floor boat storage/garage with 3 bedroom living accommodation above, utilising existing access to Ferry Road. (Revised submission)., REF,11/04/2005

05/59612/004 - Demolition of existing dwelling and construction of a two storey dwelling comprising of 3 bedroom and integral garage/ boat store and workshop utilising existing access to Ferry Road. (Revised submission)., REF,25/11/2005

05/59612/005 - Demolition of existing dwelling and construction of a two storey dwelling comprising 3 bedrooms and integral garage/ workshop utilising the existing

access to Ferry Road. (Revised Submission), PERM,07/02/2006
09/59612/006 - Revision to replacement dwelling approved under planning permission
05/59612/005. Removal of sloping skylights on the east elevation, replacement of
circular opening skylight on the flat roof at first floor level with rectangular opening
skylight, glazed infill panels on balconies and replacement of fixed windows on east
elevation with casement windows and modification of the front access ramp.,
PERM,21/04/2009
APP/19/00129 - First floor front, rear and side extensions., REF,04/04/2019

This application was refused for the following reasons :

- 1) The proximity to the neighbouring property at Sinah House of the proposed first floor element of the extension on the eastern side of the dwelling would adversely affect the outlook from, and light available to and be detrimental to the amenities of the occupier of the adjacent residential property. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Design Guide Supplementary Planning Document 2011 and the National Planning Policy Framework 2018.
- 2) The proposal would by reason of its size, design and prominent siting would appear cramped and be harmful to the existing character and appearance of the area conflicting with the established pattern of development and spatial characteristics and setting of the streetscene. The proposal therefore conflicts with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Design Guide Supplementary Planning Document 2011 and the National Planning Policy Framework 2018.

This was subsequently dismissed at appeal for the following reasons :

Despite the use of sympathetic materials and a roof form in keeping with the main building, the appeal proposal would be out of keeping with the spatial characteristics of the housing group within which it sits, reducing the existing space around the building to an unacceptable level, and appearing incongruous within the housing group, to the detriment of the visual amenities of the street scene.

For the above reasons, the proposed development would materially harm the character and appearance of the area, contrary to the aims of Policy CS16 of the Havant Borough Core Strategy (2011) and the Havant Borough Council Borough Design Guide Supplementary Planning Document (2011) which seek to ensure that new development is designed to a high standard, including respecting local context and producing a positive relationship between buildings, street and spaces. For similar reasons, the proposal would also be contrary to Policies of the Framework which seek to secure high quality design as set out in Chapter 12.

The existing two storey element of the appeal property is sited sufficiently distant from the port hole windows so as not to overwhelm their outlook, nor significantly reduce the amount of light entering the room via these windows. The appeal scheme, in contrast, would result in the outlook from these windows being dominated by the proposed two storey east side wall of the proposal, which would be sited within around one metre of the boundary with Sinah House, and directly opposite the port hole windows. The resulting impact on the outlook from these feature windows and reduction in the amount of natural light entering the bedroom, would be materially harmful.

For the above reasons I therefore conclude that the proposed development

would materially harm the living conditions of the occupiers of Sinah House with respect to outlook and light. As such the proposal scheme would not accord with Policy CS16 of the Havant Borough Core Strategy (2011) and the Havant Borough Council Borough Design Guide Supplementary Planning Document (2011) in so far as they aim to ensure the new development does not cause unacceptable harm to the amenity of neighbours.

3 Proposal

Proposed first floor front and rear extensions to include Juliet balconies; proposed lift.

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

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

Chichester Harbour Conservancy
No comment

Councillor Clare Satchwell - Hayling East
No comment

Councillor I Scott Hayling West
No comment

Councillor Joanne Thomas
No comment

Environment Agency
We have **no comments** on the proposal as submitted, as the proposal will not require a Flood Risk Activity Permit and falls within Flood Risk Standing Advice. We would like to direct the Havant Borough Council to our Flood Risk Standing

Advice. The proposed development falls within Flood Zone 3/2, which is land defined in the planning practice guidance as being at risk of flooding.

We have produced a series of standard comments for local planning authorities and planning applicants to refer to on 'lower risk' development proposals. These comments replace direct case-by-case consultation with us. This proposal falls within this category.

These standard comments are known as Flood Risk Standing Advice (FRSA). They can be viewed at

<https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications#when-to-follow-standing-advice>

We recommend that you view our standing advice in full before making a decision on this application. We do not need to be consulted.

Langstone Harbour Board

The Board's Planning Sub Committee has considered this application and has **no objections** to the proposals.

Natural England Government Team

No comment received

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments 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.

There is existing planning history at this site which is relevant within the context of the current proposal. Much of this relates to proposed schemes and impact of these on Sinah House, the property immediately adjacent to the east of the application site. Applications 03/059612/001 and 04/59612/002 which comprised the demolition of the existing property and reconstruction at two storey level were both dismissed at appeal due to impact on porthole windows on the side elevation of Sinah House in the form of loss of outlook and light. An application was subsequently made under APP/19/00129 in 2019 which was for a different scheme, however included extensions at first floor level in close proximity to the windows at Sinah House. This was again taken to appeal and dismissed for the same impact on amenity as well as design not deemed in keeping with the existing property, resulting in a dominant visual appearance.

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

- 7.3 The majority of the internal living space at this property is sited at ground floor level, with a box design second storey encompassing a living room, bedroom and bathroom at first floor sited close to the Deck House to the west and flat roof retained towards the front of the property facing south, east (adjacent to Sinah House) and rear facing north. This application seeks to extend the second storey to incorporate the flat roof space at the front and rear of the property, with the addition of a lift shaft to the side, stepping in at the rear to use the space above the garage/ boat store. This would allow for the reconfiguration of the living space at first floor to allow for a living room at the front of the property and an enlarged bedroom towards the rear as well as an additional bedroom for guests or carers.
- 7.4 The extensions would continue the height set by the existing mono-pitched roof and would extend on level with the existing ground floor principal and rear elevation walls. They would also not exceed the width of the existing second storey except from the lift shaft which would have dimensions of 2.3 metres depth. The bedroom towards the rear would be served by a juliet balcony with large bi-folding doors as would the living room towards the front - both of these areas previously incorporated balconies. One window is also proposed to the western elevation facing towards the adjacent property the Deck House which would serve the guest bedroom. Materials proposed are all to match existing.
- 7.5 The proposed extension to the front elevation would be visible from Ferry Road, although the impact of this is not judged to be harmful on the character of the area. To the rear the garden backs on to Langstone Harbour. The Langstone Harbour Board has been consulted on this application and have stated no objection to the proposal and any impact is judged to be negligible.
- 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 judged that the previous reasons for both refusal and dismissal at appeal which were due to a cramped and overdeveloped appearance have now been overcome and 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 east of the application site is the neighbouring property, Sinah House. As has been noted in the 'Principle of Development' section, previous applications have been refused due to impact on the side elevation port hole windows. This proposal is not judged to infringe upon the outlook of these windows as the extensions are proposed to the front and back of the property, with the exception of the lift shaft, which would still be set away from the windows and would remain a modestly sized structure. Following consideration there is not judged to be any significant impact on the amenity of Sinah House.
- 7.8 To the west of the application site is the Deck House. To the rear of this property there is a balcony area at first floor level - the extension is not judged to have any notable impact on this. Towards the front of the Deck House there is another balcony area at first floor level facing towards the road. Although the building mass will be increased slightly at the application site at first floor level on this side, there is a reasonable separation distance between the properties, and with this being a fairly modest addition to the front, this is not considered to have any adverse impact.
- 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 judged that the previous reasons for both refusal and dismissal at appeal which comprised impact on the outlook of the port hole windows at Sinah House has now been overcome. It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

- 7.10 The number of bedrooms at the property would be increasing from 3 to 4. This requires 3 parking spaces as stated in the Havant Parking SPD. It is judged this could be accommodated on the front hardstanding.

(v) Flood Risk

- 7.11 This property is sited within Flood Zones 2 and 3. A flood risk assessment has been received stating that floor levels are to be no lower than existing and that flood proofing will be incorporated where appropriate.

8 Conclusion

- 8.1 The previous reasons for refusal and dismissal at appeal, comprising both impact on character of the area and neighbour amenity have now been overcome. It is judged that 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/20/00412

(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:

101 Location and block plan

110 Proposed site plan

410 Proposed floor plans

510 Proposed elevations

Flood Risk Assessment received 15.07.2020

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.