
Site Address: 20 Wittering Road, Hayling Island, PO11 9SP
Proposal: Single storey front and side extensions; external timber cladding; replacement terrace and glass balustrade; replacement external staircase.
Application No: APP/20/00003 Expiry Date: 04/03/2020
Applicant: Mr Everest
Agent: Mr Ford Case Officer: Denise Sheath
AR Design Studio
Ward: Hayling East
Site Visit Date: 29/01/2020

Recommendation: **GRANT PERMISSION**

1 Site Description

20 Wittering Road, Hayling Island, is a two storey detached dwelling flat roof dwelling, constructed with brick with white pebble dash render to the elevations, the property, the application site is set back from the main highway and benefits from off road parking, the front of the property at present is open with a grass lawn area to the front, the rear of the property

2 Planning History

93/58601/000 - Proposed new pitched roof to house., PERM,

3 Proposal

Single storey front and side extensions; external timber cladding; replacement terrace and glass balustrade; replacement external staircase.

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)
CS12 (Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist, Havant Borough Council

The trees/shrubs on site are of no merit therefore I have no objection.

Chichester Harbour Conservancy

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – Objection: disproportionate amount of glazing and glazed

balustrade to enlarged first floor terrace, with no compensatory planting for that recently removed.

I visited the site on 30.1.2020 and having regard to the policy framework* below, make the following comments.

The Conservancy was not consulted on GEN/19/00507 and would have welcomed the opportunity to comment on pre-application proposals.

The front of the site has been cleared of trees and vegetation. This has denuded the AONB of natural features and is unfortunate. The trees do not appear to have been covered by TPO's. There would appear to be no intention to replant any trees, so it would appear an overall biodiversity loss has already occurred at the site.

This site is within the AONB whose boundary appears to run down the middle of Wittering Road. It is interesting to note that the site sits in EA Flood Zone 1 (least risk)

The detached, flat-roofed house sits in a highly visible position on the Harbour's edge, where there are views across the inlet from the public footpath at Sandy Point, leading to Hayling Island Sailing Club clubhouse.

There are also more distant views of the properties in Wittering Road generally from the Harbour to the east and northeast.

There is a great many building and dwelling designs/profiles in the area, with an emphasis on modern architecture. The house - (which may be pre-1948, before development control came into being) - is faced with red brick with large areas of render painted white.

A proposal to add a pitched roof to the property under application reference 93/58601, although approved 22.11.93, has not been implemented.

The general intention to re-clad elevations with either vertical or horizontal timber boarding is supported. There is no indication as to whether the timber is to be treated. The design and access statement implies that the timber would be natural and left to silver down so its "...tones...shall delicately blend into the existing foliage".

Greater clarity should be sought on this matter before an approval is given, especially since much of the foliage has now been removed.

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The main alteration south side of the dwelling is the single storey front projection to the street to create a flat roofed garage and a modest enlargement of the first floor to create a terrace. The degree of glazing is also being greatly increased at first floor level, facing the Harbour and a glazed balustrade is proposed to the terrace edge.

The former will be seen in the context of the neighbour's similar structure and would (because the property is splayed to the street edge) still remain sub-ordinate and well related to the host property. That and the terrace will not noticeably add to its silhouette, but the amount of glazing now facing the Harbour is not supported. Sitting on a relatively large plot, I have no concerns about the additional site coverage proposed.

There is to be a new external rear staircase, which would be noticeable from the Harbour, but again, this would be seen in the context of the host property and is not objectionable.

The intention to improve the sustainable credentials of the building is supported and with a parapet upstand to the main roof, the solar panels should not be noticeable from the Harbour.

*Policy framework

NPPF - -3,6-12, 28, 38-42, 47-48, 54-56, 91, 102, 105-106, 109-110, 124-128, 130-131, 148-

150, 155, 163-164, 166-167, 170-172, 174-175, 180, 212-213; **NPPG** - ID 6-8, ID26; **HBLP** -

CS11 (strands 1 and 2), CS12, CS16 (strands 1a to 1c), DM8, DM9 (strands 2 and 3); **HBLPA** -

AL1-AL2; **DHBLP** - DR1, IN1, E1-E5, E11, E13, E19-E20, C2; **CHMP** - 1-2, CD1;

SPD.

NPPF - National Planning Policy Framework - (Revised 2018)

NPPG - National Planning Practice Guidance (March 2014)

HBLP - Havant Borough Local Plan (Core Strategy)(2011)

HBLPA – Havant Borough Local Plan Allocations DPD (December 2013)
DHBLP - Draft Havant Borough Local Plan 2036 (Pre-submission version)(2019)
CHMP – Chichester Harbour AONB Management Plan (2019-2024)
SPD
- Havant Borough Design Guide (2011)

Environment Agency
No Comments 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: 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) The effect on the Area of Outstanding Natural Beauty (ANOB)
- (iv) 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 development is relatively modest with a new single storey front and side extension with an extended rear first floor terrace proposed with a maximum depth of 3.6m and an external staircase along the north elevation. There would be a glazed balustrade surrounding the balcony, any new glazing to be used is non-reflective glazing. The material to be used on the whole of the property is timber

7.4 It is deemed the proposed new dwelling would result in a contemporary building which would relate well to properties in the immediate vicinity. It is therefore considered that the overall size, scale, and massing of the development would not have a significant adverse impact on the character and appearance of the surrounding area.

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 the Area of Outstanding Natural Beauty

- 7.6 There are examples in the vicinity of a modernist architectural form and it would not stand in stark contrast to its surroundings. The proposed palette of materials is in accordance with other materials visible from the AONB in this locality; which incorporates buildings which vary in design, style and construction materials. There have been concerns raised with regard to the amount of glazing proposed within the first-floor rear elevation and glazed balustrade to the extended first floor terrace. The existing rear elevation has a significant amount of glazing at present to the first-floor rear elevation, the proposed glazing will add a small amount of new glazing. The property itself is not within the AONB but the rear curtilage of the application site just falls within. Many of the properties benefit from balconies facing the harbour and the installation of additional glazing and the glass balustrade would not a justified reason for refusal of this application.
- 7.7 The proposed timber cladding is to be left to weather naturally and the glazing to be used for the windows and glass balustrade will be non-reflective to in accordance with the Conservancy Design Guidance and Core Strategy policies CS12 and CS16. The proposed palette of materials is in accordance with other materials visible from the AONB in this locality; which incorporates buildings which vary in design, style and construction materials. As such in overall conclusion on this matter, the proposed development is considered to conserve the character and setting of the Chichester Harbour Area of Outstanding Natural Beauty (AONB), subject to conditions and therefore complies with policy CS11.

(iv) Effect on neighbouring properties

- 7.8 The neighbouring properties opposite the front facing elevation are a distance of 15m from the proposed front extension and 17m from the side extension, the impact of the development on these neighbouring properties would be minimal and acceptable.
- 7.9 The neighbouring property to the north (No.24) would be partially screen by the 1.8m close boarded fencing and brick structure which is over 3m in height within the front elevation of this neighbouring property. Due to the orientation the building the extension to the first floor terrace would have some small impact of overlooking, all the properties along this section of Wittering Road have balconies at first floor level so all have some element of overlooking therefore the impact would be acceptable.
- 7.10 The neighbouring property to the south (No.18) would have a distance of 3m from the single storey side extension, and 10m from the proposed front extension, the impact on this neighbouring property from these to ground floor extensions would be minimal and acceptable. The extended terrace would have an impact on this neighbouring property with regard to overlooking, a privacy screen of etched glass 1.6m in height will be installed along this boundary to mitigate any overlooking concerns, as all the properties along this section of Wittering Road have balconies at first floor level there will always be some element of overlooking into the rear gardens therefore the impact would be acceptable.
- 7.11 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.

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.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00003 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:
Application Form - Received 02 January 2020
Email confirming Cladding Material and Non reflective glazing - Received 13 February 2020
Design and Access Statement - Received 02 January 2020
Location Plan - Drawing No. 854 P001 - Received 02 January 2020
Proposed Location Plan - Drawing No. 854 P101 - Received 8 January 2020
Existing Ground Floor Plan- Drawing No. 854 P005 - Received 07 January 2020
Existing First Floor Plan - Drawing No. 854 P006 - Received 07 January 2020
Existing East and North Elevations - Drawing No. 854 P010 - Received 02 January 2010
Existing West and South Elevations - Drawing No. 854 P011 - Received 02 January 2020
Existing Site Plan - Drawing No. 854 P002 - Received 02 January 2020
Proposed Ground Floor Plan- Drawing No. 854 P105 - Received 02 January 2020
Proposed First Floor Plan - Drawing No. 854 P006 Rev A- Received 04 March 2020
Proposed East and North Elevations - Drawing No. 854 P110 Rev A - Received 04 March 2020
Proposed West and South Elevations - Drawing No. 854 P111 - Received 02 January 2020
Proposed Site Plan - Drawing No. 854 P102 - Received 02 January 2020
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, 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 No development shall commence until samples and details of all the new glazed surfaces hereby permitted on the proposed east elevation and the proposed glass balustrade as shown on approved plan number 854 P110 Rev A Received 04 March 2020, have been submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: In the interests of the amenities of the area, to mitigate the impact of glazing viewed from Chichester Harbour 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 proposed 1.6m frosted screen along the south elevation as shown on the approved plans 'Proposed West and South Elevations Plan Drawing No. 854 P111 received on 02.01.2020' shall be retained at all times, unless the Local Planning Authority gives its consent in writing to any variation.
Reason: In order to protect the amenities of the neighbouring properties in terms of overlooking from the extended terrace having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.