
Site Address:	Jenai, St Peters Road, Hayling Island, PO11 0RT		
Proposal:	Single storey rear extension.		
Application No:	APP/20/00135	Expiry Date:	13/04/2020
Applicant:	Mr A Watson		
Agent:		Case Officer:	Joseph Toole
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

Jenai, St Peters Road, Hayling Island, is on the western side of St Peters Road. The application site is a detached two storey dwelling comprising red brick and brown roof tiles. Vehicular access is from St Peters Road. The property benefits from a large garden.

The property is within a residential area comprising of a mix of design and style.

2 Planning History

No relevant planning history.

3 Proposal

Single storey rear extension.

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

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

The attached plan shows that the proposed development will lie close to an existing public foul sewer. An investigation of the sewer is required to confirm its size and depth and to ascertain its condition, the number of properties served, and potential means of access, before any decision can be made as to whether it would be acceptable for the proposed development to be built close to the sewer. If the sewer in question is found to be no greater than 225mm in diameter and no deeper than 3 metres, the development may be allowed, subject to the following conditions:

- No construction works parallel to the sewer within 500mm (in plan).
- Where within three metres, foundations to be taken down 150mm below the invert level. The works will be subject to approval under the 'Declaration of Works' self-certification process.

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.

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.

Southern Water requires a formal application for any new connection to the public 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.

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: 6

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) Effect on neighbouring properties
- (iv) Drainage

(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 proposed development would involve a flat roof single storey rear extension to be used as a family room. It would have a width of approximately 3.5 metres, a depth of approximately 3 metres and a maximum height of approximately 3.6 metres.

7.4 The proposed development would use facing red bricks to match the existing property with a built up felt stone roof. As a result it would be inkeeping with the context of the main building.

7.5 It is considered that an extension of this scale is appropriate in terms of the size of the plot and the retained amenity space. As a result it would be inkeeping with the character of the area.

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 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 The proposed development would not be visible from public realm, therefore it would have a minimal impact upon the streetscene. There would be a side window screened by the existing 1.8 metre high fencing and a footpath. This is considered not to overlook any private amenity space and would therefore be deemed acceptable.

7.8 There would be a rooflight to match the other rooflight to the rear. Furthermore, there would be bi-folding doors facing onto the rear garden. Due to the nature of the development and the existing screening of hedging and fencing it would not overlook any immediate private amenity space and would therefore be deemed acceptable.

- 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 noted no letters of objection were received with respect to the scheme.

(iv) Drainage

- 7.10 Southern Water have been consulted on this application and raised no objection subject to a prior commencement condition and an informative recommended to the application, which has been agreed by the applicant.

(v) Ecology

- 7.11 The proposed development would be within close proximity of the Solent Wader and Brent Goose Strategy site, the Chichester Harbour SSSI, Chichester and Langstone Harbours SPA and the Chichester and Langstone Harbours RAMSAR. During a site visit there did not appear to be any evidence of ecology interest on site and due to the small scale of proposed development it is considered to be deemed acceptable on ecology grounds.

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/20/00135

- 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:

Location Plan
Block Plan
Proposed Floor and Elevations

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.

- 4 Prior to the commencement of development, details of the measures to be undertaken to protect the public sewer to the rear of the site during the course of demolition and 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.