
Site Address: 18 Bracklesham Road, Hayling Island, PO11 9SJ
Proposal: Variation of condition 2 of planning permission APP/18/01215 relating to approved proposed elevations and floor plans to allow for revised fenestration, revised cladding material to third storey and balcony and revised internal layout.
Application No: APP/19/01018 Expiry Date: 11/12/2019
Applicant: Mr & Mrs Peters
Agent: Miss Roberts Case Officer: Selina Donophy
Critchley Architecture and Design Ltd
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a three storey flat roof detached house with white rendered elevations. The house is located on the southern side of Bracklesham Road in Hayling Island, with the rear of the property backing on to Seafarers Walk. The front of the house has been hard surfaced to provide curtilage parking for three cars. To the rear of the house is an external staircase providing access to the first floor living room.

- 1.2 The site has attractive views to the south, overlooking Sandy Point Nature Reserve. The character of the streetscene is diverse, offering one, two and three storey houses which are of differing sizes, styles and designs, and include large windows, balconies, terraces and second floor development.
- 1.3 The site lies within Flood Zone 3.

2 Planning History

01/55047/003 - Single storey rear extension balcony over and first floor side extension., PERM,25/09/2001
90/55047/001 - Balcony to rear elevation and private garage to side., PERM,06/09/1990
APP/12/00011 - Two storey rear extension following removal of existing balcony and utilising existing external stairs., PERM,13/03/2012
APP/18/01215 - Addition of new second floor and associated fenestration; balcony to the northern elevation and juliet balcony to the southern elevation; alterations to the porch and existing fenestration; addition of timber cladding; removal of a garden shed and replacing with garage; replacement of rear perimeter fence with brick wall., PERM,05/02/2019

3 Proposal

Variation of condition 2 of planning permission APP/18/01215 relating to approved proposed elevations and floor plans to allow for revised fenestration, revised cladding material to third storey and balcony and revised internal layout.

In terms of specific changes to elevations these include :

- North elevation - Balcony would be clad approximately 0.5 metres higher than previous, alterations to balcony door, cladding to roof level in vertical Monterey Taupe, size of front elevation window reduced on ground floor , alterations to garage
- East elevation - Cladding raised up above the sun room, fenestration altered at rear balcony, height of garage increased from approximately 2.9 to 3.5 metres in height.
- South elevation - Minor alterations to fenestration on all levels, one window removed at ground floor level
- West elevation - Additional windows on ground floor and third floor levels

Third storey cladding change and build up to the roof present on all elevations.

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

CS12 (Chichester Harbour Area of Outstanding Natural Beauty (AONB))

CS15 (Flood and Coastal Erosion)

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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

Chichester Harbour AONB Unit Recommendation- **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 glazed second floor south elevation windows (sun room) and first floor (studio) should employ tinted glass panels and these should be fitted with working internal screen blinds to reduce light spillage during evenings and night- times (dark skies policies).

Planning Approach -

The statutory purpose of the AONB is to conserve and enhance the area's natural beauty. The LPA should assess the application carefully as to whether the proposed development would have a significant impact on or harm that statutory purpose.

Relevant to this is the duty on public bodies to 'have regard' for that statutory purpose in carrying out their functions (585 of the Countryside and Rights of Way Act, 2000). The Planning Practice Guidance confirms that this duty also applies to proposals outside the designated area but impacting on its natural beauty.

Landscape Character

The Chichester Harbour AONB Landscape Character Assessment (CBA update 2019) prepared for the Conservancy, identifies 10 Landscape Character Types (areas of broad tracts of land with common landform) and 19 specific Landscape Character Areas (unique areas with a recognisable pattern of landscape characteristics that combine to create a distinct sense of place, and which represent discrete geographical areas of a particular landscape character type).

Management Plan

The Chichester Harbour Management Plan (2019-2024 Third Review) provides an integrated coastal zone management strategy for the Trust Port and Area of Outstanding Natural Beauty. Relevant policies would include, Policy 1 (Conserving and Enhancing the landscape), and Policy 2 (Development Management).

Planning Principles

The Chichester Harbour Area of Outstanding Beauty Planning Principles (Management Plan version April 2019) provides guidance on development. These principles set a range of criteria to be addressed to warrant a favourable consideration in terms of likely impact within and on the AONB. Planning Principle PP01: Chichester Harbour as a Protected Area, and PP03: Replacement Dwellings and Domestic Householder Extensions, are applicable to this proposal.

Planning Principles PP01: Chichester Harbour as a Protected Area, sets out the key over-arching approach for the AONB, in that the statutory primary purpose is to conserve and enhance the natural beauty of the area. Great weight shall be given to the protection of the landscape, the conservation of nature, and the special qualities of Chichester Harbour and its surrounding supporting hinterland.

Alongside this is Planning Principle PP03: Replacement Dwellings and Domestic Householder Extensions, requires the size and scale of any extensions to the original dwelling to fall within guideline criteria relating to footprint increase and the increase from the original building silhouette profile. The guide specifies a 50% upper limit footprint increase and a 25% upper limit silhouette profile increase. These requirements are also required under section-12 (page 23) of the adopted Chichester Harbour AONB Joint SPD (2017).

The guidance states that the acceptability of any increase in size (whether within the guideline limits or not) will be dependent on whether the site can accommodate the increase while still respecting local character by reflecting the surrounding pattern of development and spaces between buildings (the grain). Acceptability will also depend on the setting of the site within the landscape, and the design, materials and finishes employed.

Joint Chichester Harbour AONB SPD

The Chichester Harbour Area of Outstanding Beauty Joint Supplementary Planning Document (2017) Section 2 indicates four principles that any development proposed in the AONB should be guided by to protect, conserve and enhance natural beauty and wildlife. The SPD is adopted by both Chichester District Council and by Havant Borough Council as

part of their planning policy and development control approach.

The Joint Chichester Harbour AONB Supplementary Planning Document (SPD) provides detailed guidance on the level of acceptable development within the AONB. All development within the AONB should follow the guidance as closely as possible.

The adopted guidance requires a clear demonstration that no harm is caused to the AONB.

Relevant Planning History -

The relevant planning history available for this site includes the following -

APP/18/01215 - construction of second floor extension with balcony to north elevation, addition of garage, fenestration alterations and addition of timber cladding to dwelling, and replace rear boundary fence with a wall. Application Approved by the LPA on 5 February 2019. CHC commented on 5 February 2019 raising no objection subject to glazing controls and materials.

APP/12/00011 - two-storey rear extension following removal of balcony and utilising existing external staircase. Application Approved by the LPA.

Contextual Consideration -

The site lies within the built-up settlement area of South Hayling within the AONB. The adjacent designated areas include: RAMSAR, SAC, SINC, SPA, SSSI. The site lies alongside and is close to the coastline and water areas within Chichester Harbour.

Planning Assessment -

Location

The application property is located to the southern side of Bracklesham Road. The plot has a small rear garden area to the rear access road, Seafarers Walk, that separates the proposal site from open marsh heath and the water beyond. Due to the expanse of the heathland there is little likelihood of the site being that noticeable amongst the rear street run of detached properties from the coast line.

The varying forms of detached two-and-three storey houses to this side of the road, and the mix of building designs, including other two-and-three storey flat roof styles, would make the proposal one of another oddity within the streets character.

The application site property is a two-storey flat roof detached house. A 1930 style building which stands amongst a street with a number of such properties, and other properties with ridged roofs that are both two-storey and three-storey in height.

Proposal:

The proposal seeks to construct a third floor to the cube building and add a replacement garage / shed to the eastern side of the building. The design of the host property would be modified with the upper storey, which would have a timber clad finish and incorporate a balcony terrace to the front of the premises, over the existing first floor.

The application seeks to vary planning condition 2 on the earlier approval. This condition listed the submitted plans (existing and proposed) all of which* were approved. The current application seeks therefore to replace these approved plans and drawings with a different design, appearance, external materials and finishes for the same internal accommodation that was originally sought and approved.

**Note: the earlier planning permission should be taken to approve existing plans and*

elevations unless this is part of a retrospective regularisation proposal which this was not. Only the proposed plans and elevations should be considered approved by the planning permission, as these relate to the development as then sought.

- Assessment

The third-storey extension would offer additional accommodation and views along the coastline. The flat roof box design would normally be something that would be resisted in such an open location to the coastal area, however, given that the immediate character of the area to Bracklesham Road in this part of South Hayling has many varying forms of detached two-and-three storey houses to this side of the road. This includes other building designs, of both two-storey and three-storey flat roof styles. The proposal therefore would not be out-of-place in this built-up area.

The setback from the coastline would also reduce the visual impact from the waterside and opposite coastal areas. The likely impact of the proposal on the AONB would be limited given this context and probably unnoticeable in the long term views of the area. The proposal is indicated to use cement fibreboard to the new storey. The board is indicated as being 'Monteray Taupe' in colour, which is a stone-grey tint. Given the elevation this would probably be within reason given the skyline, and certainly better than a brighter, a pastel or strong colour alternative. The earlier proposal sought a timber clad finish which would be a another suitable preferable option.

- Summary Conclusion

The proposal provides additional accommodation in an acceptable design treatment to that of the host property. The proposal would have a noticeable impact on the character and appearance of the dwelling itself and within the street scene. Within the landscape of the AONB, within the context of other surrounding properties, this proposal would be acceptable.

Given its setting, the proposal is considered in this circumstance not to be unduly prominent to be detrimental to the character or the appearance of the Area of Outstanding Natural Beauty (AONB). The proposal is unlikely to have any significant impact or effect on the AONB in terms of character or in relation to wildlife.

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

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 and adjacent Area of Outstanding Natural Beauty
- (iii) 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. In addition the proposal seeks amendments to a previously approved scheme as such the principle of development is established.

(ii) Appropriateness of design and impact on the character of the are and adjacent Area of Outstanding Natural Beauty

7.3 This development was granted permission in 2018 under application APP/19/01215 . This application seeks to alter the cladding and fenestration of which were granted permission previously. Planning permission APP/18/01215 approved the addition of timber cladding to the third storey, on the basis that there is already a mixed palette of materials used within the street. A condition was added determining the cladding was to be Siberian Larch. This application proposes to change this cladding material to Monterey Taupe fibre cement cladding. The proposed grey tinted fibre cement cladding is not considered to be harmful to the character of the property nor the surrounding area. Additionally it is noted that Siberian Larch cladding does weather to a silvery grey colour which is not considerably different than that of the Monterey Taupe stone grey in terms of impact on the streetscene and the immediate area contains a variety of building types, constructed using diverse materials.

In addition to the change in cladding, this application includes changes to the proposed areas being clad. The balcony area would be clad to match that of the surrounding third storey. Previously vertical cladding would now be horizontal and would extend further upwards to create a box shaped, flat roof, notably where the roof was previously proposed to be stepped down above the sun room at the rear. The balcony on the North elevation would be clad to a higher level. This would change the aesthetics of the property significantly as there would be a change to the materials used as well as alterations to the shape of the property. Despite this, the cladding and design is not significantly different from what was given permission in the original application and would not harmfully impact the character of the surrounding area.

There are a variety of proposed changes to fenestration including changes to the balcony doors which have been increased in height. These changes are not deemed to be significant as this property already has many windows of various sizes and in general the positions of the windows are retained.

The site is adjacent to the Chichester Harbour Area of Outstanding Natural Beauty who have been consulted on this application. They have stated that the proposal would have a minimal impact due to its set back from the coastline and have judged the cladding to be acceptable within the higher level context of the skyline. The

Chichester Harbour Conservancy have expressed no objection in regards to the proposal, however have suggested certain considerations including the provision of material samples and non reflective window glass with tinted glass panels with internal screen blinds at second storey level. After undertaking a visit to the site, it has been noted that work has already been completed, including the proposed cladding elements. For this reason it would be deemed unnecessary to request material samples at this point. Regarding the Chichester Conservancy's window considerations, these conditions have not been applied to the initial application of which has been granted permission and so would not be relevant to impose at this stage.

In general the changes proposed are not judged to alter the property in a manner harmful to the character of the property and surrounding area. 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

- 7.4 Regarding proposed alterations to fenestration, there are no major changes to windows located on the East and West elevations of the property of which face neighbouring properties, due to this there would not be any increased impact upon neighbour amenity. In general the proposed changes are not deemed to have any significant impact upon the neighbouring properties.
- 7.5 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.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/01018

(A) subject to the following conditions :

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
- 19026_410A proposed floor plans
19026_510A proposed elevations
Environment Agency form relating to Flood Zones 2 and 3 - received 05.12.18

Location plan received 05.12.2018
Block plans received 05.12.2018

Reason: - To ensure provision of a satisfactory development.