
Site Address:	33 Bracklesham Road, Hayling Island, PO11 9SJ		
Proposal:	Removal of existing conservatory and erection of rear extension including lantern rooflight.		
Application No:	APP/19/00739	Expiry Date:	02/10/2019
Applicant:	Jean Worner		
Agent:	Mr J Spivey	Case Officer:	Selina Donophy
	PWP Architects Ltd		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

The proposed development site is a detached, single storey bungalow located along the West side of Bracklesham Road, Hayling Island. This area is characterised by detached bungalows to the West and higher density two and three storey detached dwellinghouses to the East. The development site is located adjacent to a public walkway on its Northern elevation.

2 Planning History

GEN/19/00542 - Copy docs - original plans approx 1990, 02/07/2019

3 Proposal

Removal of existing conservatory and erection of rear extension including lantern rooflight.

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

Arboriculturalist

A small, previously heavily pruned ash may be affected by this proposal however it is not a suitable specimen to be protected by a TPO therefore I have no objection to the proposal.

Developer Services, Southern Water - No Objection

Southern Water would have no objections to the above proposal.

Please find attached a plan of the sewer records showing the approximate position of a public foul sewer within the site. The exact position of the public foul sewer must be determined on site by the applicant.

Please note:

- No development or tree planting should be carried out within 3 meters on each side of the external edge of the public foul sewer without consent from Southern Water.
- No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public sewer.
- All existing infrastructure should be protected during the course of construction works.

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.

For further advice, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119), www.southernwater.co.uk or by email at developerservices@southernwater.co.uk.

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: 8

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) 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

This proposed development is situated to the rear of the property, so any impact on the character of the surrounding streetscene is deemed to be minimal. The single storey design is inkeeping with the style of the main house, with the flat roof reducing potential increased overshadowing.

The materials proposed include brickwork to match existing , uPVC windows to match existing , aluminium lantern rooflight and aluminium folding doors, all of which seem modest and consistent with the supplementary design guide and Policy CS16 of the HBLP (Core Strategy) guidance which requires materials to be matching the original dwelling wherever possible. Additionally, the rear garden benefits from substantial screening from bushes and trees at the Northern boundary. The position, scale and depth are not harmful to the amenities nor the character of the surrounding area .

- 7.3 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 As previously stated, this development is located to the rear of the property and is only visible from the street at the Northern and Southern elevations.
The dimensions of the existing conservatory are approximately 2.3 metres in height ,with a depth of 2.3 metres and a width of 7.6 metres.The height of the proposed extension is 2.8 metres with an additional height of 0.6 metres with the rooflight, a depth of 4.4 metres and a width of 13.2 metres.The increase in height of 0.5 metres has meant the eaves height of the extension will be set above the original eaves level of the main house.

The location of this property as staggered forward from the adjacent property to the South at no 31 means that the height increase would be noticeable from its front driveway, however this is not deemed to have any significant increased overshadowing effect. The depth of the extension shall increase by 1.2 metres, encroaching on a space where there is currently a mature hedge to the South, parallel to the border of these two properties.

There are no windows proposed on the Southern elevation so there are no issues of overlooking into the neighbouring property. On the Northern elevation one additional window is proposed. There is already an existing window on this elevation which borders a public walkway and overlooks a wall, so does not pose any issues of overlooking.

- 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.

7.6 (iv) Flood Risk

The property is located within Flood Zone 3, making it at high risk of flooding. As the extension additional footprint will not exceed 250 sq metres a flood risk assessment has been completed stating that floor levels will be set no lower than existing levels and flood proofing is to be incorporated where appropriate.

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/19/00739

(A)

(B) for the following reasons/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:

Location plan received 26.07.2019
Existing and proposed plans received 26.07.2019
Flood Risk Assessment received 07.08.2019

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials to be used shall match in type, colour and texture those on the existing building.
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 2018.