
Site Address:	Seacrest, Gutner Lane, Hayling Island, PO11 0RN		
Proposal:	External alterations to main dwelling.		
Application No:	APP/19/00781	Expiry Date:	11/10/2019
Applicant:	Mr Prior		
Agent:	Mr C Allchurch	Case Officer:	Bee Crawford
Ward:	Hayling East		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a rectangular area of land running east-west located within the Chichester Harbour Area of Outstanding Natural Beauty. The existing main dwelling is a chalet bungalow. The proposed development lies to the north-west corner of the site, whilst the south-east corner adjoins the waters of the harbour on a short dog-leg of the land within the site area. Whilst the site therefore adjoins the various special designation applicable to the harbour and coastline, the operational proposals, are set in land within the countryside setting and distanced from the waterside.

2 Planning History

None

3 Proposal

The proposal is for external alterations to main dwelling, these comprise the addition of roof lights to the front and rear elevations, skylights to part of the single-storey flat roof to the front entrance door and to the second-floor doorway dormer, fenestration changes to the front doorway and the south-west side recessed part of the dwelling and a new window to the north-east side.

This application did include the proposed conversion of a detached garage to residential accommodation, however this element of the application has been withdrawn by the applicant following concerns raised by the Environment Agency, with regard to proposing living accommodation in an area of high flooding risk.

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)
CS16	(High Quality Design)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

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

The Chichester Harbour Area of Outstanding Beauty Planning Principles (Management Plan version April 2019)

The Chichester Harbour Area of Outstanding Beauty Joint Supplementary Planning Document

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist, Havant Borough Council

No objection

Chichester Harbour Conservancy

No objection.

Given the application sites setting the proposal is not considered to be unduly prominent to be detrimental to the character or the appearance of the Area of Outstanding Natural Beauty (AONB) or harmful in relation to wildlife conservation and protection.

Cllr Ms L Turner,

No response

Councillor M Wilson - Hayling West Ward

No response

Councillor R Raines - Hayling East

No response

Environment Agency

No objection to the application following the withdraw of the proposed garage conversion to residential accommodation.

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

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

(i) Principle of development

- 7.2 The application site is located outside the defined urban area, however the development relates to alterations to an existing dwelling, which 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 proposal is for some small alterations to the physical elevation of the existing chalet style bungalow. This comprises of the addition of roof lights to the front and rear elevations, skylights to part of the single-storey flat roof to the front entrance door and to the second-floor doorway dormer, fenestration changes to the front doorway and the south-west side recessed part of the dwelling and a new window to the north-east side.

Given its setting and the existing situation of the property within the countryside, the proposal is considered to conserve the character and appearance of the Area of Outstanding Natural Beauty (AONB), and as such is recommended for permission.

(iii) Effect on neighbouring properties

- 7.4 The site is located in an isolated position, and is therefore some distance from neighbouring properties. 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 Given its setting and the existing situation of the property within the countryside, the proposal is considered to conserve the character and appearance of the Area of Outstanding Natural Beauty (AONB). 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/19/00781 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:
AMENDED LOCATION AND BLOCK PLANS EXISTING AND PROPOSED
FLOOR PLANS AND ELEVATIONS Drawing Number:01.A
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.