
Site Address:	17 Spinnaker Grange, Hayling Island, PO11 0SJ		
Proposal:	First floor side extension incorporating new front gable, single storey rear extension with balcony over.		
Application No:	APP/19/00591	Expiry Date:	13/08/2019
Applicant:	Mr & Mrs Murray		
Agent:	Mr Mallen	Case Officer:	Bee Crawford
	Thorns-Young Ltd.		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a large modern detached two storey property and attached double garage situated at the end of a cul-de-sac. It has a brown tiled pitched, hipped and half barn hipped roof and elevations of red multibrick and sand brick detailing. The site is level with open vehicular access to the front leading to an area of block paving, shingle and shrubs with 1 metre high railings to all boundaries together with shrubs and trees to the western boundary. The rear garden is mainly laid to lawn with a patio area, shed and mature shrubs and is enclosed to all boundaries with 1.6 metre high fencing.
- 1.2 Large modern two storey detached properties are to the east, west and opposite and Northney Common with Chichester Harbour beyond is to the rear. The area is of low to medium density with large detached two storey properties of similar and different age, style and design on a modern estate. The site also lies within the AONB, Coastal Zone, Flood Zone 2 and Chichester Harbour.

2 Planning History

08/64662/000 - Single storey rear extension to dining room, balcony to main bedroom above incorporating French doors. Modification to existing kitchen window to form new French doors, PERM,26/01/2009.

3 Proposal

- 3.1 The proposal is for the construction of a first floor side extension incorporating new front gable, single storey rear extension with balcony over.

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)
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)
DM9	(Development in the Coastal Zone)

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

The landscape of Chichester Harbour was recognised as nationally important when it was designated as an Area of Outstanding Natural Beauty (AONB) in 1964, through the National Parks and Access to the Countryside Act of 1949. The Conservancy was established by the Chichester Harbour Conservancy Act of 1971. The purposes of the Conservancy are the responsibility for navigation and the conservation of nature. The Countryside and Rights of Way Act of 2000 formerly established the Conservancy as the Joint Advisory Committee for the AONB, with the purpose to conserve and enhance the natural beauty of the landscape.

In its role in managing the Chichester Harbour Area of Outstanding Natural Beauty (AONB), The Conservancy has considered the submitted proposal against the Conservancy's planning guidance and principles - including The new Chichester Harbour Management Plan (2019-2024), The Chichester Harbour Planning Principles (version 1.1 July 2017), and The Chichester Harbour AONB Joint SPD (May 2017), adopted by both Chichester District Council and Havant Borough Council.

Under the Chichester Harbour Conservancy fully delegated officer decision process, the Local Planning Authority (LPA) is hereby advised that the Conservancy makes the following comment in relation to the above application.

Chichester Harbour Conservancy Recommendation – No Objection

Should the LPA be mindful to grant planning permission, the Conservancy suggests that the following stipulations are applied:

- schedule/samples of materials to be agreed prior to construction / as indicated on application forms / to match the existing on site
- the balcony should be enclosed with a vertical timber balustrade enclosure to retain a traditional appearance and character to the dwelling house
- 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 proposal is not considered to be unduly prominent, given its setting, to be detrimental to the character or the appearance of the Area of Outstanding Natural Beauty (AONB).

Officer Comment: *The agent has agreed for the balcony enclosure to be tinted and non-reflective glazing and a condition is recommended to reflect this.*

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: 2

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) Effect on Chichester Harbour
- (v) Parking
- (vi) Flood issues

(i) Principle of development

7.2 The application site is located outside the defined urban area on Hayling Island. Policy AL2 of the Allocations Plan sets out the criteria regarding development in such locations, and allows, in principle, for householder development subject to its impact on the character of the area and other development management criteria as laid out in the Local Plan.

(ii) Appropriateness of design and impact on the character of the area

7.3 The proposal is for a first floor side extension over the existing garage with a new front gable to provide an additional bedroom, and a modest single storey rear extension with a balcony over. The side extension would be visible from the public realm, however the property is situated approximately 10 metres from the highway and is at the end of a cul-de-sac.

- 7.4 The side extension is a continuation of the existing property, with a new pitched roof front gable and the main roof mirroring the eastern end with a pitched and half barn hipped roof. The new gable would be the same height as the gable to the eastern end of the property, albeit approximately 1.4 metres wider, but set back from the existing end gable, in line with the front elevation of the garage. It would not appear cramped and in this particular case it is considered there would be no merit in reducing the height of the ridge. It is judged to be subservient to the main dwelling by virtue of the proposed width.
- 7.5 The single storey rear additon is a continuation of the eastern side of the property with a width of 4.7 metres and a depth of 2 metres with a balcony above, enclosed by a 0.9 metre high balustrade.
- 7.6 The extensions would result in a reasonable increase in the volume of the property, although there would only be a small addition to the footprint and it is considered the scheme is sympathetic and relates well to the existing dwelling.
- 7.7 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

- 7.8 The side extension is to be built over the attached double garage and will not project beyond any of the existing elevations of the garage. The 1.5 metre distance to the western boundary will be maintained, with the eastern elevation of the neighbouring property at number 15 a further 7 metres away beyond the attached garage of this property. There are no side windows or roof lights in the western elevation of the extension and the greater part of the roof pitches away from this boundary which will diminish any perception of the scheme being overbearing to the neighbouring property, maintaining the spacious nature of the street scene.
- 7.9 There are two windows in the rear elevation of the extension with the one closest to number 15 serving a bathroom. The second window is to serve the new bedroom, although a level of overlooking already exists from the rear windows of the property. It is therefore considered the new windows in the first floor extension would not result in any unacceptable degree of additional overlooking to the amenity area of the neighbouring property.
- 7.10 There are no side windows in the single storey rear extension. With respect to the proposed balcony, it is of a modest depth and the property to the east has an east/west orientation with the closest boundary 8 metres south of the rear elevation of number 17. The western edge of the balcony would be approximately 11.5 metres from the western boundary of the application site which is considered to be appropriate and any impact would not be unacceptable. It is therefore deemed the new balcony would not result in any direct overlooking of the amenity areas of the neighbouring properties and the 0.9 metre height of the balustrade is judged to be reasonable.
- 7.11 There are no properties to the rear of the site and the properties opposite are judged to be a sufficient distance away for any impact to be negligible.

(iv) Effect on Chichester Harbour

- 7.12 The site falls within Chichester Harbour and the AONB. No objection has been raised by Chichester Harbour Conservancy, however a recommendation was made for the glazing of the balcony enclosure to be tinted and fitted with non-reflective glass to reduce any potential glare. A condition is recommended to mitigate this and it is therefore considered any impact on nature conservation would be limited and acceptable.

(v) Parking

- 7.13 There is an increase in the number of bedrooms from three to four, subsequently there will be a requirement for three on site parking spaces as recommended in the HBC Parking SPD (July 2016). A parking plan has been submitted as part of the application to reflect this and it is therefore considered a condition is not necessary in this instance.

(v) Flood issues

- 7.14 The site is within Flood Zone 2, however the proposed development is to extend the existing property at ground and first floor level, and will therefore not put the occupiers or employees of the emergency services at any additional risk in the event of a flood. The agent has submitted flood risk details to confirm that appropriate flood risk measures have been considered. The development therefore meets the requirements of policy CS15 of the Havant Borough, Local Plan (Core Strategy).
- 7.15 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/19/00591 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 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.

- 3 The glazed panels enclosing the balcony as shown on approved plan number 3083:19:1, shall be fitted with tinted and non-reflective glass and be maintained at all times thereafter unless otherwise agreed in writing by the Local Planning Authority.

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 policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan

Block plan

Parking plan

Drg no. 3083:19:1 Existing and proposed elevations plan, proposed floor plans

Drg no. 3083:19:2 Existing floor plans

Flood risk assessment

Reason: - To ensure provision of a satisfactory development.