
Site Address:	23 Spinnaker Grange, Hayling Island, PO11 0SJ		
Proposal:	Single storey rear extension and timber cladding.		
Application No:	APP/19/01016	Expiry Date:	06/12/2019
Applicant:	Mr Collino		
Agent:	Mr Hebden	Case Officer:	Denise Sheath
	Hebden Design Studio		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a large modern detached two storey property and detached double garage to the front. It has a brown hung tiled 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. The rear garden is mainly laid to lawn with a patio area and is enclosed to all boundaries with 1.8 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 and Chichester Harbour.

2 Planning History

None relevant

3 Proposal

Single storey rear extension and timber cladding.

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)
DM9	(Development in the Coastal Zone)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

The proposal provides additional accommodation in an acceptable design treatment to that of the host property. The rear extension would not have a direct public vantage and is visually low key. The site is well apportioned and capable of taking the proposal without any clear harm being caused to the general appearance of the locality, the countryside, and the AONB. The proposal would have a noticeable impact on the character and appearance of the dwelling itself but would have a minimal impact on the AONB.

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.

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.

Officer Comment: *the timber cladding to be used will be a natural larch which will weather to a silver colour, the Chichester Harbour Conservancy Supplementary Planning Document states:*

13.1 Appropriate materials may include: timber, naturally finished timber boarding, tiles, slate, shingles, brick, flint and appropriately coloured render. Muted and darker tones may help to reduce the visual impact.

Therefore the use of a natural larch timber cladding would be acceptable within the Area of Outstanding Natural Beauty.

The agent has agreed for the glazing within the proposal 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: 5

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 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 rear extension would be single storey with a flat roof, the materials to be used would be a natural larch timber cladding and would have no visibility from the streetscene. It is considered that the extension would be subservient to the rear of the dwelling, the impact to the ANOB would be acceptable as stated above in section 5.

7.5 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

7.6 The neighbouring property to the rear has a distance of approximately 9.8m from the rear wall of the extension to the shared boundary, the boundary treatment would partially screen the development, therefore the impact upon this neighbouring property would be minimal and acceptable.

7.7 The other section of the rear boundary faces onto an irregular shaped field which separates the application site from the coastal part of the harbour, to the north.

The impact upon this area has been addressed in section 5 and is considered to be acceptable.

- 7.8 The neighbouring property to the east has a distance of approximately 9.9m from the side wall of the extension to the shared boundary, the proposal is partially screened by the boundary treatment, therefore the impact upon this neighbouring property would be minimal and acceptable.
- 7.9 The neighbouring property to the west has a distance of approximately 5.1m from the side wall to the shared boundary, the proposal would be partially screened by the boundary treatment, therefore the proposal would have a minimal and acceptable impact upon this neighbouring property.
- 7.10 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/19/01016 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:

Application Form - Received 11 October 2019
Location, Site and Block Plans - Drawing No. 3.000 - Received 14 October 2019
Existing Elevations - Drawing No. 1.100 - Received 11 October 2019
Existing Ground Floor Plan - Drawing No. 1.010 - Received 11 October 2019
Existing First Floor Plan - Drawing No. 1.011 - Received 11 October 2019
Proposed Elevations - Drawing No. 3.100 - Received 11 October 2019
Proposed Ground Floor Plan - Drawing No. 3.010 - Received 11 October 2019
Proposed First Floor Plan - Drawing No. 3.011 - Received 11 October 2019
Email accepting conditions regarding windows and confirming materials to be used - 03 December 2019

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved email and 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.

- 4 The glazed surfaces as shown on the proposed north elevation of the proposed extension approved plan number 3.100, 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.