
Site Address:	The Deckhouse, Ferry Road, Hayling Island, PO11 0DG		
Proposal:	Single storey rear extension (re-submission).		
Application No:	APP/18/01298	Expiry Date:	14/02/2019
Applicant:	Mr & Mrs Stewart		
Agent:	Critchley Architecture and Design	Case Officer:	Emma Chisnall
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The Deckhouse is a two storey detached dwellinghouse situated towards the west end of Ferry Road in Hayling Island. The dwellinghouse is situated to the north of the highway and to the south of Sinah Lake and adjacent the AONB, SPA and SAC. The dwellinghouse has one entrance and exit onto it with a fully hard-surfaced amenity space to the front which is used for parking multiple cars. To the rear the amenity space can either be larger and covered with a canopy to provide additional room but equally the canopy can be removed in order to store a large boat within the application site.
- 1.2 The dwellinghouse is constructed of facing brickwork, cladding and concrete tiles and is situated on level ground. Around the curtilage of the application site the boundary varies from a mixture of 2m brick wall and timber fencing to the front and sides of the property with the boundary reducing to a 1m brick wall towards the rear of the application site between The Deckhouse and neighbouring property to the west.

2 Planning History

02/61550/003 - Demolition of existing dwelling and erection of a two storey detached dwelling with basement and the creation of a new slipway., REF,23/05/2002
01/61550/002 - Erection of two storey four bedroom detached dwelling with basement and the creation of a new slipway., WD,19/12/2001
99/61550/001 - Demolition of existing dwelling and erection of three bedroom, two storey house, PERM,27/04/2001
96/61550/000 - Retention of two steel bridge support posts to south end of footbridge and two proposed steel bridge support posts to north end of footbridge, REF,19/12/1996
03/61550/004 - Demolition of existing dwelling and erection of two storey, 3 bedroom dwelling with integral garage utilising existing access to Ferry Road and new slipway., PERM,20/11/2003
APP/18/00971 - Single storey rear extension including increase in depth of first floor balcony., WD,13/12/2018

3 Proposal

- 3.1 Single storey rear extension (re-submission) to provide a sun room and dining area.

- 3.2 The single storey rear extension shall be to the full width of the dwellinghouse and project to a depth of approx 2m. It will be attached to an existing loggia which has a balcony above it - in doing so the loggia will be incorporated into the sun room and dining area. Two windows are proposed within the west side elevation at ground floor to serve the sun room - one being in the area of the existing loggia, the other a new window within the elevation. A high level window is proposed in the east side elevation.

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)
CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
DM9	(Development in the Coastal Zone)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environment Agency

No comments

Langstone Harbour Board

No comments

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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
We are the owners of Ferry House, formerly known as Tamarisk, a property under construction which is the westerly neighbour of Deck House. We note that a previous proposal to extend the balcony has been withdrawn and that this latest application replaces an extended first floor balcony with a glass roofed, single storey extension. Generally we prefer this proposal and are grateful to the owners of The Deck House for this revised submission, which we hope - if the council permits it - will give them the extra space they seek without undue impact on their neighbours. However, we call the council's attention to two elements of the drawn plans. First, The Deck House currently has no west facing windows at ground floor level - just an external, non-habitable loggia which is enclosed on the west side by a clear glass screen. However, the drawings show the loggia transformed into a comfortable, habitable space with two west facing windows that have what appears to be clear glass. These windows are just 1.5m from the boundary, creating overlook and a resulting significant loss of privacy and amenity. We ask that, if this application is approved, a condition be made that these two windows are obscure glass in order to safeguard the privacy of Ferry House. There are currently no windows affording overlook on either the west side of The Deck House or east side of Ferry House. Second, we note that the drawings continue to show the glazed screen at the western end of the balcony in its current state of an approx. 1.35m high clear glass wall, which allows very significant overlook of the garden of Ferry House, affecting the privacy and amenity of our property.	See section 7 This application does not alter any of the conditions attached to Planning Permission 03/61550/004, which still apply to the Deckhouse. An informative will be added to this effect.

As we pointed out in a comment on the previous plans, this screen fails to comply with a decision notice dated 07 November 2003 regarding planning application 03/61550/004. Condition 5 requires a 1.8m high obscure glazed screen to the west side of the balcony, in the interests of the occupiers of Tamarisk (now Ferry House). We ask the council to remind the applicants (then and now Mr & Mrs Stuart) of this legal obligation, which would then afford the same degree of privacy to Ferry House as the council has required that Ferry House provide to Deck House under planning consent APP/15/01355. We also note that the council has advised us - regardless of whether this application is approved - that it has powers to require this condition to be met.	This has been raised under the previous application due to the development at first floor and could not be commented on further under the current application.
Further to our first comment on this proposal - we also ask the council to note that - according to survey work done for our own property - the drawings included in this application appear to be not to scale in two respects. First, they show the boundary line to be further west and closer to Ferry House than is actually the case. The distance between the west side of the proposed extension and boundary line would, we believe, be just 1.5m rather than 2.0m+ as scaled on the drawings. Second, the set back on the as-built east flank of the family room of Ferry House is actually almost 4.5m away from the boundary, rather than 3.0m as scaled from the drawings. For the avoidance of doubt, the council could request more accurate plans with dimensions to the boundary.	A site visit has been performed to establish this relationship. Noted Noted Following a site visit the relationships and proximities between dwellings was assessed and therefore it is considered that the plans do not need to be updated.

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 proposal involves a single storey extension to the rear of The Deckhouse in order to provide a sun room and dining room. The extension shall measure approximately 2m deep, 8.9m wide and 2.7m high at the highest point. The extension shall be in line with the existing side elevations and shall have a glass mono pitch roof. Due to the position of the works to the rear of the property the visual impact from Ferry Road is minimal and the existing character of the area is considered to be maintained.

7.4 Following a site visit many properties along Ferry Road have extended to the rear and alongside materials proposed to match that of the existing dwelling the works are considered to not look significantly out of place in the locality nor to The Deckhouse.

7.5 The works shall reduce the amount of amenity space available to the rear of the property which is reduced significantly further when the owners boat is moored onsite. However, the applicants are aware of this and due to having a greater space available when the boat is off-site alongside the front and side amenity space the provision is considered to be acceptable and not significantly reduced to warrant a refusal of the planning application.

7.6 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

7.7 Spindrifft and Ferry House are the adjacent neighbours to the application site and are the neighbours potentially impacted by the proposed single storey rear extension.

7.8 With regard to Ferry House, concern has been raised that both windows proposed in the west side elevation of the extension have the potential to cause over-looking and a loss of privacy. This is partly due to the additional window proposed within the side elevation at ground floor but is also due to other window already in place being altered to serve a sun room instead of an outside loggia. Due to the concern that has been raised an additional site visit has been performed in order to assess the relationship between The Deckhouse and Ferry House (formerly Tamarisk). The proposed extension shall be set off the shared boundary by approx 2m which would comply with the Borough Design Guide when it comes to creating acceptable neighbour relationships. Furthermore screening details are yet to be approved and signed off by

the LPA under the existing planning permission for Ferry House and a 1.8m high boundary screening would normally be considered to be a minimum requirement between two neighbours - indeed, this is specified on the approved site plan for Ferry House. This would provide mutual screening of the development providing privacy between the neighbours and reducing any element of significant over-looking. In combination with this it is noted that The Deckhouse is positioned on a lower level of land to that of Ferry House to the west. As a result the windows, on balance, are considered to not cause significant over-looking and would not be harmful enough to warrant a condition for obscure glazing nor the refusal of the planning application. The works, therefore, are considered to be acceptable.

- 7.9 The existing window serving the loggia at The Deckhouse shall face onto a flank wall of the neighbour with an existing 1.8m screening between them and as such is considered to result in an acceptable relationship despite the use being altered to a sun room.
- 7.10 With regard to Spindrift, the proposed extension shall be modest in depth and with Spindrift set off the shared boundary and to the east of the application site the visual impact caused by the proposed extension is considered to be limited and acceptable. A new window is proposed within the side elevation to serve the dining room and this is proposed to be at high level and above 1.7m in order to protect and maintain privacy levels between neighbours. This shall be conditioned as part of the decision and is considered to ensure the works result in a neighbourly and acceptable impact.
- 7.11 Taken together, the works are considered to not lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). .

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the character of the area 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/18/01298 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 and Block Plan: Drawing No 18087-101
Proposed First Floor Plan: Drawing No 18087-411 A
Proposed Ground Floor Plan: Drawing No 18087-410 A
Proposed Elevations Plan: Drawing No 18087-510 A
FRA: Received 20.12.2018
Section Plan: Drawing No 18087-601

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.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order, prior to first occupation of the extension hereby permitted the window in the ground floor on the south east elevation serving the dining room shall be fitted with a cill height of no less than 1.7m above finished floor level and shall be retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.