
Site Address:	51 Fathoms Reach, Hayling Island, PO11 0RR		
Proposal:	Single storey rear and side extension and new store.		
Application No:	APP/18/00989	Expiry Date:	27/11/2018
Applicant:	Mr B Atkins		
Agent:	Mr P Walker	Case Officer:	Bee Crawford
	Island Design		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern detached bungalow and detached garage situated at the end of a cul-de-sac part of Fathoms Reach. It has a brown tiled pitched roof and elevations of red/yellow multibrick. The site is level with open vehicular access to the front leading to a block paved drive, with shrubs to the front boundary a 0.5 metre high fence to the southern boundary and fencing ranging in height from 1 metre to 2 metres to the northern boundary. The rear garden is mainly laid to lawn with shrubs and a patio area enclosed by 1.8 metre high fencing to the southern and northern boundaries and a 2 metre high hedge to the rear (east).
- 1.2 A detached bungalow lies to the north, the front aspect of two storey semi-detached properties are to the south beyond a private drive, two storey terraced properties are opposite and a wooded area is to the rear. The area is of medium density with a mixture of detached bungalows, and two storey detached, semi-detached and terraced properties on a modern estate of a similar age, similar and individual style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a single storey rear and side extension and new store.

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)
CS17 (Concentration and Distribution of Development within the Urban Areas)

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

Arboriculturalist, Havant Borough Council

No objection. No trees will be affected by the proposed development.

Developer Services, Southern Water

Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer. We request that should this application receive planning approval, the following informative is attached to the consent:

A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructure-charges>.

It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order:

- a Adequate soakaway or infiltration system
- b Watercourse
- c Where neither of the above is practicable sewer

Southern Water supports this stance and seeks through appropriate Planning Conditions to ensure that suitable means of surface water disposal are proposed for each development. It is important that discharge to sewer occurs only where this is necessary and where adequate capacity exists to serve the development. When it is proposed to connect to a public sewer the prior approval of Southern Water is required.

Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

NB: Informative recommended.

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: 11

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
We refer to your notifications, reference APP/18/00989, dated 5th and 22nd October, of the proposed extension and new building at the above address, to which we object, and wish to register with you an appeal against certain aspects of the application. An 8 foot high 14 foot long brick wall, overlooking and only a few feet away from our lounge window and patio recreational area, will be overbearing. The appearance will be unsightly for us and the increase in size of the additional buildings is not in keeping with the general aspect of the surrounds. Our grounds for appealing are:- 1) The relocation of the garage could reduce the daylight to our living room/dining room. 2) The construction of the party wall, only a few feet from, close to the window/ door of our lounge, has a considerable effect on our outlook from the lounge and will also detract from the patio area to which we exit directly onto from the lounge. The wall will also increase shade on the patio area and there could be further daylight diminution in the lounge. We consider these parts of the project to be impinge on our outlook, affect our	See section 7.

daylight and that other options for such an extension should be examined.	
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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) Parking

(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 is for the construction of a single storey side and rear extension. The westernmost part of the extension will be in line with the front elevation of the existing property and would be visible from the public realm, although it would be 6 metres from the highway.

7.4 The side element of the extension would be built close to the northern boundary, projecting beyond the rear elevation of the existing property. The original plans submitted proposed a projection of 4 metres, with the rear element of the scheme extending across the rear of the property. However, due to the proximity of this part of the extension to the boundary and the southern elevation of the neighbouring property at number 49, officer concerns were raised regarding the potential impact from this part of the proposal. Amended plans were subsequently received reducing the depth of the extension by 1 metre on the northern side of the property for a width of 3.5 metres.

7.5 The single storey rear element of the extension would extend across the rear of the property with a depth of 4 metres which does not exceed the limits for permitted development, and the proposal is of a modest height with pitched, mono-pitched and flat roofed elements.

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 The single storey side extension is to be built close to the northern boundary of the site. Concerns were raised regarding loss of light and outlook to the neighbouring property, and the original plans submitted indicated that the extension would fall well within the overshadowing zone of the lounge window at 49 Fathoms Reach. Following the submission of amended plans, the rear section of the side element of the scheme

has a reduced depth of 3 metres projecting from the rear line of the property.

- 7.8 A further 45 degree angle test indicates that the extension would fall marginally within the overshadowing zone of the lounge window at 49 Fathoms Reach, although it is noted this would still apply if the side extension were to be built in isolation in this position under permitted development (for which an express grant of planning permission would not be required). It is therefore considered that the resulting degree of impact of the side and rear extension on No 49, when compared to that arising from a possible permitted development scenario, would not be so great as to constitute a defensible reason for refusal. Furthermore, it is noted there is a spacious outlook to the rear and north of this neighbouring property.
- 7.9 The rear element of the extension is a continuation of the southern elevation, maintaining the 1.5 metre distance to the boundary. The front elevations of the properties to the south are a further 8.5 metres away with a private drive in between. It is therefore deemed any impact on the properties to the south would be minimal. There are no properties to the rear of the site.

(iv) Parking

- 7.10 The proposed conversion of the garage would result in the loss of a parking space, subsequently there will be a requirement for two 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 a condition is recommended to retain the spaces for parking at all times.
- 7.11 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 further letters of objection were received following the submission of amended plans.

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.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00989 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 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.

- 3 The development shall not be brought into use until a minimum of 2 parking spaces have been provided within the curtilage of the site in accordance with the details shown on the approved Site/Location Plan, and thereafter all of those spaces kept available for such purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.

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

Site/Location plan received 4 December 2018

Proposed block plan received 4 December 2018

Existing ground floor plan received 4 December 2018

Existing elevations plan received 4 December 2018

Proposed ground floor plan received 4 December 2018

Proposed front, rear and side elevations plan received 4 December 2018

Proposed side and inner side elevations plan received 4 December 2018

Section plan (i) received 4 December 2018

Section plan (ii) received 4 December 2018

Reason: - To ensure provision of a satisfactory development.