
Site Address: 36A Wittering Road, Hayling Island, PO11 9SP
Proposal: Ground and first floor extensions to include terrace to North and North-east elevation; partial cladding to elevations; fenestration alterations.
Application No: APP/18/00167 Expiry Date: 14/05/2018
Applicant: Mr & Mrs Yearsley
Agent: Mr Yeates Case Officer: Bee Crawford
 Yeates Design LLP
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern individually designed two storey detached dwelling and detached garage, situated at the end of Wittering Road. It has a flat roof and elevations of yellow/red multibrick, white cladding and render. The site is level with vehicular access to the front leading to an area of shingle. The garden area surrounds the property to the front and sides and consists of grass, patio areas, shrubs and trees. There is a fence ranging in height from 1.5 to 1.8 metres and 2 metre high gates to the south-eastern boundary, a 2 metre high wall and shrubs to the south-western boundary, the garage is adjacent to the north-western boundary and 1.8 metre high fencing and sea wall is to the north-eastern boundary.
- 1.2 A detached three storey property is to the south east, a detached chalet style dwelling is opposite, Sparkes Marian is to the north and Chichester Harbour is to the north east. The area is of low to medium density with modern detached two and three storey dwelling and chalet style properties of similar and individual age, style and design. The site also lies within the English Nature Consultation Zone, AONB, Chichester Harbour and is adjacent to the SAC, SPA and SSSI.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of ground and first floor extensions to include terrace to north and north-east elevations; partial cladding to elevations; fenestration alterations.

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)
CS21	(Developer Requirements)
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

Arboriculturalist

I have no objection to the proposal and providing drawing no. 594/P/021 B is conditioned, should planning permission be given.

Chichester Harbour Conservancy

No objection, subject to:-

- implementation with the specified external facing and roofing materials; and,
- that the timber louvre panels once fixed to the building, shall not be removed and be maintained at all times thereafter to mitigate the impact of glazing viewed from Chichester Harbour.

This site is outside the AONB but immediately adjacent to the boundary with its existing cantilevered balcony actually oversailing/within the AONB.

The house sits in a highly visible position on the Harbour's edge and on the boundary of the AONB, where there are views across the inlet from the public footpath at Sandy Point, looking back towards the northeast elevation (rear) of the property. There are also more distant views of the properties in Wittering Road generally from the Harbour to the east and northeast. There is a great many building and dwelling designs/profiles in the area, with an emphasis on modern architecture.

Following a site visit 03.05.18 the site was viewed from the street, from within the adjoining Sparkes Boatyard and further afield from Hayling Island Sailing club curtilage.

Having regard to the *Policy framework below, the first floor addition would particularly add to the building silhouette, but still sit comfortably within the site. The south side of the dwelling is already screened by a large Yew Tree in the neighbour's plot. As the agent sets out, the additional full two storey profile would not seem out of place viewed east from the water/sailing club, in the context of its taller neighbours. The use of timber boarding to replace white painted boarding is welcomed and the agent has

made alterations suggested by The Conservancy during pre-application discussions, to mitigate new glazed areas.

As such, the works of extension and alteration are judged to conserve the natural beauty of the AONB and not harm the purposes of its designation.

The application is silent on the fixing of the timber louvers so a condition is suggested to make sure they are installed and retained fixed tight to the dwelling.

*Policy framework

NPPF -11, 14, 17, 64, 115; **NPPG** – ID 6-8, ID26; **HBLP** – CS11 (strands 1 and 2), CS12, CS16 (strands 1a to 1c), DM8, DM9 (strands 2 and 3); **HBLPA** – AL1-AL2 **CHMP** – LS1,NC5, BD1-BD2, CD1; **SPD**.

NPPF – National Planning Policy Framework – (March 2012)

NPPG – National Planning Practice Guidance (March 2014)

HBLP – Havant Borough Local Plan (Core Strategy)(2011)

HBLPA – Havant Borough Local Plan Allocations DPD (December 2013)

CHMP – Chichester Harbour AONB Management Plan (2014-2019)

SPD

- Havant Borough Design Guide (2011)

- Joint CHAONB SPD (2017)

NB: Condition recommended.

Coastal Engineering

No response received.

Environment Agency

We have no objections to the proposed development as submitted.

Advice to Local Planning Authority/Applicant

The existing house is located immediately adjacent to a section of our flood defence wall. Part of the proposed extension is located next to the defence but extends no closer than the existing building, and therefore we have no objections to the proposed development. However, it is important that the proposed extension does not damage the defence and we will expect to see details of the extension foundations and construction methodology as part of an application for a Flood Risk Activity Permit.

This development will require a permit under the Environmental Permitting (England and Wales) Regulations 2010 from the Environment Agency for any activity within 16m of a sea defence structure. This was formerly called a Flood Defence Consent. Some activities are also now excluded or exempt. A permit is separate to and in addition to any planning permission granted.

Further details and guidance are available on the GOV.UK website:

<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

NB: Informative recommended.

Waste Services Manager

I have no concerns reference waste collection regarding this planning application.

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: 1

Comment	Officer Comment
As next door neighbours, we support the above application as we believe it enhances the existing property considerably. It is also sympathetic to recent newbuild and refurbished houses in Wittering Road.	

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) Flood issues
- (v) Developer contributions

(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 would be visible from the public realm and Chichester Harbour , although the extensions would not project beyond the elevation fronting Wittering Road. The property is situated on an irregular shaped plot and the front elevation is a minimum of 5 metres from the boundary with the highway. The development would

result in a modest addition to the footprint of the property, although there would be a generous increase to the accommodation at first floor over the existing flat roofed area, incorporating the extension of the existing balcony. It is considered the proposed works and external finishes would modernise and enhance the appearance of the property, resulting in a cohesive form of development.

- 7.4 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

- 7.5 There is a two storey and first floor extension to the south east elevation which faces the shared boundary with number 36 Wittering Road. The main part of this extension has a depth of 1.2 metres with the stairwell having a depth of 2.4 metres, projecting away from the shared boundary by a minimum of 5.5 metres and a maximum of 15.5 metres. Although there are three new windows at first floor they are of a modest size and the main element of this elevation at first floor is consists of timber cladding and louvres. Furthermore, the property sits forward of the of the neighbouring property at number 36 and the northern elevation of this property is more than 20 metres away. There are existing mature trees along the shared boundary which would also lessen any perception of overlooking or loss of privacy to this property. It is also noted there are less windows in the proposed scheme at ground floor than in the existing elevation of the property. It is therefore considered any impact on the property at number 36 would be minimal and a letter of support was received from the occupiers of this property.
- 7.6 There would be substantial glazing to rear of the property overlooking Chichester harbour and the existing terrace is to be extended, although this will be set back 4.8 metres from the edge of the existing balcony. The nearest adjacent property at number 36 Wittering Road is situated such that this part of the development would not give rise to any additional overlooking.
- 7.7 The front door of the property is to be relocated in the elevation which faces Wittering Road and the first floor extension will be flush with the existing ground floor part of the property. Although there are four new windows in the south-western elevation (one set back), they are of a reasonable size and would face the side elevation of number 33 Wittering Road which is 30 metres away.
- 7.8 Whilst the first floor element of the extension on the north-western elevation would extend approximately 6.8 metres over the existing ground floor there are no windows in this elevation. There is also a modest two storey addition to this elevation which is set back 2.8 metres which has a secondary window at first floor level and narrow full height window at ground floor. The existing picture window and kitchen door and window would be replaced by bi-fold doors and a new window. This elevation of the property is in excess of 20 metres from the boundary with no properties adjacent and it is judged there would be minimal impact.
- 7.9 Consequently, it is considered that the proposal is unlikely to 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.

(iv) Flood issues

- 7.10 The site is within Flood Zones 2 and 3, 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 Environment Agency raised no objection to the proposal, although advised the scheme will require a permit under the Environmental Permitting (England and Wales) Regulations 2010. The development therefore meets the requirements of policy CS15 of the Havant Borough, Local Plan (Core Strategy).

(v) Developer Contributions

- 7.11 The CIL rates to be applied to development are set out in the Havant Borough Community Infrastructure Levy Charging Schedule, which was adopted by the council on the 20 February 2013. This followed two public consultation exercises and an Examination into the Charging Schedule by an independent Examiner. The Examiners Report concluded that the Havant Borough Council Community Infrastructure Levy (CIL) Charging Schedule provided an appropriate basis for the collection of the levy in the borough. The levy is charged at £100 per square metre (plus indexing) on new floorspace (measured as gross internal area) in Hayling Island.
- 7.12 The proposal would result in additional residential accommodation which is Community Infrastructure Levy (CIL) liable and the appropriate forms have been submitted. The gross new internal floor space for the dwelling has been calculated by the agent as 104.8 sqm which generates a total CIL liability of approximately £10,480 (plus indexing). It is noted that self build exemption has been claimed in relation to the development.

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/18/00167 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 approved plans and details unless otherwise agreed in writing by the Local

Planning Authority.

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 timber louvre panels as shown on approved plan numbers 590/P/009 Rev F (proposed north east and south west elevations) and 590/P/010 Rev D (proposed north west and south east elevations) once fixed to the building, shall not be removed 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 must be undertaken in accordance with the tree protection plan, drawing number 594/P/021 B.

Reason: Policy DM8 to protect the conservation and enhancement of existing natural features.

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

Drg no. 590/P/001 Rev A	Location plan
Drg no. 590/P/002 Rev A	Existing site plan
Drg no. 590/P/003	Existing floor plans
Drg no. 590/P/004 Rev A	Existing elevations plan
Drg no. 590/P/005 Rev B	Proposed site plan
Drg no. 590/P/006 Rev E	Proposed ground floor plan
Drg no. 590/P/007 Rev D	Proposed first floor plan
Drg no. 590/P/008 Rev C	Proposed section plan
Drg no. 590/P/009 Rev F	Proposed north east and south west
elevations plan	
Drg no. 590/P/010 Rev D	Proposed north west and south east
elevations plan	
Drg no. 594/P/200 Rev A	Proposed flood proofing plan
Drg no. 594/P/201 Rev A	Proposed floor proofing section pla
Drg no. 594/P/021 Rev B	Tree protection plan
Design and access statement dated February 2018	

Reason: - To ensure provision of a satisfactory development.