
Site Address: 206 Sea Front, Hayling Island, PO11 9HR
Proposal: Erection of conservatory to rear of property. (Resubmission)
Application No: APP/17/00955 Expiry Date: 20/11/2017
Applicant: Mr Harvey
Agent: Mrs Wright Case Officer: Emma Chisnall
 Anglian Home Improvements
Ward: Hayling West

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 206 Sea Front is an end of terrace three storey dwellinghouse located on level ground in hayling Island. To the front the amenity space is fully hard-surfaced and shared across the dwellings within the block for parking. To the rear the amenity space is adequate in size and is laid with paving along the immediate rear elevation with the rest laid as lawn.
- 1.2 The curtilage boundary to the rear is constructed of 1.8m timber fencing and a mature tree is present within the boundary to the side with trees present to the rear.

2 Planning History

APP/17/00607 - Erection of conservatory to rear of property., WD,14/08/2017

3 Proposal

Erection of conservatory to rear of property. (Resubmission)

4 Policy Considerations

National Planning Policy Framework 2012

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)

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

Arboriculturalist

In respect of the above application I have the following comments. No tree removal is required to facilitate this project.

The supporting arboricultural evidence is comprehensive and provided that the methodology prescribed in this MS & TPP report is strictly adhered to (inclusive of site supervision works) the Oak trees will survive the development unscathed and to continue to grow on safely and healthily in the future.

Therefore I have no objections to this scheme in arboricultural terms.

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: 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) Trees

(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 works proposed to No 206 shall be positioned to the rear of the dwellinghouse and shall be hidden from the public realm. As a result, the character and appearance of the dwellinghouse and area from Sea Front Road is considered to be preserved.

7.4 Materials are proposed for the conservatory that differ to that of the existing dwellinghouse however the materials proposed are reflective of a typical conservatory development and are considered to not be out of character with the palette present within Sea Front Road. Therefore the proposed materials are considered to have a limited and acceptable impact.

- 7.5 The works are considered to have a larger depth than typically expected for a single storey rear conservatory however from being 3.06m high and being set in from the side elevations the development is considered, on balance, to achieve a subservient appearance on No 206 which complies with the Borough Design Guide.
- 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 dwellinghouse is positioned within an application site that can accommodate the proposed development whilst leaving an acceptable amount of amenity space available to the existing and future occupiers.
- 7.8 The neighbouring dwellings considered to be impacted are 208 Sea Front, 204 Sea Front and No 1 Orchard Close. Following a site visit it was considered that No 1 Orchard Close to the rear of 206 is unlikely to be significantly impacted by the development due to the distance between the dwellings and that there is sufficient screening from the mature trees along the curtilage boundary between them.
- 7.9 The proposed development shall be set away from the shared curtilage boundary with No 204 Sea Front by approximately 4.5m which coupled with the screening in place from 1.8m timber fencing is considered to reduce the impact caused by the development sufficiently enough for the development to result in a limited and acceptable impact.
- 7.10 The works shall be in closer proximity to the dwelling to the west No 208 Sea Front. Although the works have the potential to impact the neighbouring dwellinghouse it is considered that due to the modest height of the works being 3.06m, that the development is set off the shared boundary by 0.5m and due to the sufficient screening in place from the 1.8m timber fencing that on balance the development would not appear obtrusive from No 208 nor cause significant over-looking and a loss of privacy as a result. The works being to the east of No 208 have the potential to impact light levels reaching No 208 but with the development being single storey in height, set off the boundary and constructed with glass it is considered that the impact caused would not be significant enough to warrant a refusal of the planning permission and therefore the works are considered to be acceptable. It is noted that no objections were made by the neighbouring dwellinghouse.
- 7.11 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).

(iv) Trees

- 7.12 Mature trees are present within close proximity of the proposed development and therefore the Arboricultural Officer has been consulted in regards to the scheme. As part of the application an Arboricultural Method Statement and Tree Survey Report have been submitted and as a result the Arb Officer has raised no objection to the scheme. The works shall be conditioned to be carried out in accordance with these

two documents to ensure the works are carried out as proposed.

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/17/00955 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:

Ordnance Survey Plan: License number 100031961

Block Plan: Received 01.09.2017

Proposed Elevations and Floor Plan: Received 01.09.2017

Photograph of Rear Elevation: Received 01.09.2017

Arboricultural Statement: Document No CBA10843 V1 Received 06.11.2017

Tree Survey Report: Document No CBA10843 V1 Received 25.09.2017

Reason: - To ensure provision of a satisfactory development.

- 3 The development must be undertaken in accordance with the Tree Survey Report dated September 2017 CBA10843 V1 supplied by Mr Harvey, *The Complete Arboricultural Consultancy* and the Arboricultural Statement dated September 2017 CBA10843 V1 supplied by Anglian Group, *The Complete Arboricultural Consultancy*.

Reason: To secure the conservation and enhancement of existing natural features and having due regard to Policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011.