
Site Address:	67 Eastoke Avenue, Hayling Island, PO11 9QW		
Proposal:	Single storey rear extension forming pool house.		
Application No:	APP/17/01020	Expiry Date:	17/11/2017
Applicant:	Mr P Blagden		
Agent:	Mr L Reed	Case Officer:	Harriet Pitney
	Architectural Planning Ltd		
Ward:	Hayling East		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a single storey dwelling with living accommodation in the roof, located on the northern side of Eastoke Avenue, within the defined urban area of Hayling Island.

The property comprises rendered elevations with a tiled pitched roof and benefits from open vehicular access to the hard surfaced front driveway which provides more than adequate offroad parking provision.

The rear garden is primarily laid to lawn and is enclosed by a varied boundary treatment comprising both timber fencing and a variety of established vegetation. The rear boundary of the property abuts the creek which is a designated AONB, SSSI and SPA. A single storey conservatory currently exists to the rear of the application site.

The area is residential in nature with a medium density of dwellings adjacent to the site all of a varying age, style and design.

2 Planning History

None relevant

3 Proposal

This application is for a single storey extension to the rear of 67 Eastoke Avenue to form a pool house.

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)

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

Building Control, Havant Borough Council

The proposed structure/pool room will require a Building Regulations application. If the pool or the room is heated, this may alter the final look of the structure if the proposed does not meet the requirements for Part L of the Building Regulations.

Environment Agency

No comments received.

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: 2

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary: No representations received.

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) Impact on the AONB, SSSI & SPA
- (v) Flooding

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered to be acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 The proposed extension would form an addition to the existing conservatory to form an enclosed pool house and would not be readily visible from the streetscene of Eastoke Avenue by virtue of its position to the rear of the main dwellinghouse. It is however acknowledged that the rear boundary of the site is open providing access onto the creek which abuts the application site as do many of the other properties within Eastoke Avenue.

7.4 The application site benefits from a relatively large rear garden, whereby the proposed extension would be set back from the rear boundary by approximately 45 metres. The design and appearance of the proposed extension is therefore considered to be

appropriate in terms of its size, scale and design in context with the main dwellinghouse and respects the existing built form. On this basis, the proposed development is considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

- 7.5 It is not considered that the proposed extension would result in any adverse impact on the character and appearance of Eastoke Avenue or the visual amenity of the wider area.

(iii) Effect on neighbouring properties

- 7.6 The western boundary of the application site, which separates No. 67 & 65 Eastoke Avenue, comprises an established hedgerow which is in excess of 2.5 metres in height. On this basis, and by virtue of the proposed extension being single story, the development would be screened from this adjacent neighbouring property and would not result in any loss of light, privacy, outlook or appear overbearing.
- 7.7 The proposed extension would also be screened entirely from the adjacent neighbouring property to the east (No.69 Eastoke Avenue) by virtue of the existing detached garage within the curtilage of No. 67. On this basis, the proposed extension would not result in any impact on the neighbouring amenity of this property.
- 7.8 The rear boundary of the application site abuts the creek and on this basis it is considered that the proposed extension is unlikely to appear overbearing, result in any loss of light or privacy and would therefore have a very limited and acceptable impact on the properties immediately adjacent to the application site. The proposed development is therefore considered to meet the requirements of Policy CS16 of the HBLP (Core Strategy) and it is noted that no letters of objection were received in relation to this application.
- 7.9 It is acknowledged that the proposed extension is intended for use as a pool house and on this basis is likely to incorporate a pool pump/filtration system which could result in additional noise and/or nuisance to the adjacent neighbouring properties. Whilst no details of where the proposed pump is to be housed at this stage as this matter is current being pursued by Building Control, an informative has been recommended which advises that if the equipment when operated is audible from outside the curtilage of the premises, this may detriment local amenity and could cause nuisance to neighbouring residential properties, for which the owner of the property would be liable. It is also reiterates that the granting of the planning consent does not implicitly permit the emission of noise from the site.

(iv) Impact on the AONB, SSSI and SPA

- 7.10 It is acknowledged that the rear boundary of the application site is located immediately adjacent to the creek which is designated as an Area of Outstanding Natural Beauty, a Special Protection Area and a Site of Special Scientific Interest. On this basis and by virtue of the open nature of the rear boundary, the proposed extension would be visible when viewed from the creek and as such the impact of the development on the character and setting of these designations must be appropriately assessed in determining this application. It is considered that the proposed extension, by virtue of its significant set back from the rear boundary (approximately 45 metres) and the sympathetic size, scale and design of the development, that the proposal would conserve the special qualities as well as the character and setting of these designations and would not result in any additional harmful impact. The development is therefore considered to meet the requirements of Policy CS11 & CS12 of the HBLP (Core Strategy).

(v) Flooding

- 7.11 The application site is located within a Flood Zone 3 area and as such a flood risk assessment has been submitted as part of this application, in accordance with the Environment Agency's Standing Advice, whereby the details provided by the applicant indicates that the floor levels within the proposed extension will be set no lower than the main dwellinghouse. It is also acknowledged that the extension to be provided is intended for a pool house and would not provide any further habitable living accommodation or increase the number of residents within the main dwellinghouse. On this basis, it is not considered that the proposed extension would result in any additional flood risk.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have a relatively limited and acceptable impact on the neighbours, character and appearance of the area and would conserve the special qualities of the AONB, SSSI & SPA located immediately adjacent to the application site. The development is therefore considered to be appropriate and is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/01020 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 hereby 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 development hereby permitted shall be carried out in accordance with the following approved plans:
Site location and block plan (Drawing No: Y2017/09/03/01)- received 14th September 2017
Existing ground and first floor plan (Drawing No: Y2017/09/03/02)- received 14th September 2017
Existing elevations (Drawing No: Y2017/09/03/03)- received 14th September 2017
Proposed elevations (Drawing No: Y2017/09/03/05)- received 14th September 2017
Proposed ground and first floor plan (Drawing No: Y2017/09/03/02)- received 14th September 2017
Flood risk assessment- received 22nd September 2017
Reason: - To ensure provision of a satisfactory development.