
Site Address: Glenwood House, Copse Lane, Hayling Island, PO11 0QB
Proposal: Proposed extension and alteration of existing dwelling to form 4 bed house and change of use of outbuilding to ancillary residential use. Proposed gates and wall.
Application No: APP/17/00188
Applicant: Mr Hewitt
Agent: Mr Holman
Ward: Hayling East
Site Visit Date: 08/03/2017

Expiry Date: 27/06/2017
Case Officer: Bee Crawford

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is an older style two storey detached dwelling with various outbuildings, situated on a generous plot. The site is level with vehicular access to the front which has a large area of grass surrounding the property to the front, sides and rear. There is a hedge and fencing to the front boundary, a hedge and 1.8 metre high fencing to the western and rear boundaries and the eastern boundary is mainly open with some shrubs and mature trees.
- 1.2 A bungalow lies to the west, a large two storey property is to the east, a holiday caravan site is opposite and there is agricultural land to the rear. The area lies outside the defined urban area and is of low density with large two storey detached properties and bungalows of individual age, style and design and a caravan site within a semi-rural location. The site also lies within the English Nature Consultation Zone and is adjacent to Langstone Harbour, the AONB and SINC.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for a substantial refurbishment and extension of the existing property to form a 4 bedroom dwelling including two storey and single storey side and rear extensions, conversion of the existing outbuilding to ancillary residential use and a 2 metre high wall, metal gates and railings to part of the front boundary.

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)
CS16 (High Quality Design)

CS21	(Developer Requirements)
DM10	(Pollution)
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

No Arb objections and provided that the methodology prescribed in the AMS & TPP report is strictly adhered to and pre commencement meeting on site is undertaken. I would expect the retained trees to survive the development unscathed and to continue to grow on in the future (excluding the front Oak which is likely to have been impacted on by the recent ground works).

Chichester Harbour Conservancy

No response received.

County Ecologist

If the applicant is stating that no works will take place to roof materials then there would be little justification for requesting a Phase 1 survey. I would still recommend that confirmation is given on the issue of construction-phase disturbance to adjacent SWBGS sites. This would only be an issue during the overwintering bird season between October and March and would simply be clarification that excessive noise disturbance would be managed through standard site management measures.

NB: Condition recommended

Forestry Commission

No adverse comment.

Highways Engineer, Development Engineer

The Highway authority have no adverse comment to this application.

Natural England Government Team

No objection.

Southern Water

-No development or new tree planting should be located within 3 metres either side of the centreline of the public sewer.

-No new soakaways should be located within 5m of a public sewer.

-All existing infrastructure should be protected during the course of construction works.

It is considered that the extension to existing building will not encroach the clearance distance of the public sewer and that no changes in foundations is proposed to the existing outbuildings.

The applicant is required to contact Southern Water if the above is not met. In order to protect drainage apparatus, Southern Water requests that if consent is granted, a condition is attached to the planning permission. For example "The developer must advise the local authority (in consultation with Southern Water) of the measures which will be undertaken to protect the public sewers, prior to the commencement of the development."

Furthermore, 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.

Southern Water requires a formal application for a connection to the foul 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".

Our initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required. This should not involve disposal to a public foul sewer.

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

(i) Principle of development

- 7.2 The application site is located outside the defined urban area on Hayling Island. Policy AL2 of the Allocations Plan sets out the criteria regarding development in such locations, and allows, in principle, for householder development subject to its impact on the character of the area and other development management criteria as laid out in the Local Plan.

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

- 7.3 The proposal is to extensively enlarge and upgrade the existing dwelling from a modest detached two storey property to a generous two storey property with both two storey and single storey extensions. The design would significantly alter the appearance of the dwelling which would be visible from the public realm, although the plot is of a good size and a distance of approximately 8 metres to the highway would be retained.
- 7.4 The scheme is for a substantial extension which includes a two storey and single storey rear addition to a maximum depth of 4.371 metres and a two storey and single storey addition to the western side of the property to a maximum width of 7.432 metres, although there is no increase in the overall height of the property. The scheme also incorporates the refurbishment and conversion of an existing outbuilding for ancillary residential use.
- 7.5 The properties in Copse Lane vary widely in design and size and the existing house is reasonably modest in relation to its plot proportions. It is considered the proposal would result in a high quality, modern design which would enhance the visual amenity of the area, maximising the potential of the plot, whilst retaining ample amenity space.
- 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 Whilst it is acknowledged the scheme would result in a substantial addition to the dwelling, the resulting property will be situated approximately in the centre of the plot. There would be a minimum distance of 5.4 metres at single storey and 8.6 metres at two storey to the western boundary and no first floor windows to the western elevation. It is also noted the house is set back from the neighbouring property to the west.
- 7.8 There is a private driveway immediately adjacent to the eastern boundary leading to the neighbouring property which is in excess of 100 metres from the highway. Consequently it is considered any resulting impact to this property would be minimal.
- 7.9 With respect to the two storey rear extension, whilst this element of the scheme includes a Juliet balcony, in isolation the provision of this type of balcony would fall within the realms of permitted development. It is situated on the eastern part of the property and is therefore judged that any subsequent overlooking would not be unacceptable to the neighbouring property to the west.
- 7.10 The conversion of the outbuilding is for a use ancillary to the main dwellinghouse and a condition is recommended restricting it to this use only.
- 7.11 Notwithstanding the extent of the extension, it is deemed the proposal is unlikely to result in an unacceptable level of overbearing and not cause any degree of additional

overlooking and would have limited and acceptable impact on the properties immediately adjacent, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is noted no objections were received with respect to the scheme.

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area and amenity of 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/17/00188 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 match, in type, colour and texture, to those of the existing building so far as practicable, unless otherwise specified.
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 refurbished outbuilding hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.
Reason: The unit of accommodation is not in a satisfactory position to be occupied separately from the main dwelling and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 Prior to the commencement of development, details shall be submitted to and approved in writing by the Local Planning Authority (in consultation with Southern Water) of the measures which will be undertaken to protect the public sewers on or adjacent to the site. The development shall thereafter be carried out in strict accordance with the approved details.
Reason: To safeguard the amenities of the locality and in order to protect drainage apparatus and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 The development shall be undertaken wholly in accordance with the Tree Report and Tree Protection Plan dated 16 February 2017 supplied by Karl Forkasiewicz, Arboricultural Consultant of KJF Consultancy Ltd.
Reason: In the interests of the protection of nearby trees which contribute to the character of the locality, and having due regard to Policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning

Policy Framework.

- 6 Prior to any development, a pre-commencement meeting between the agent, the arboricultural consultant and the HBC arboriculturalist shall take place.
Reason: In the interests of the protection of nearby trees which contribute to the character of the locality, and having due regard to Policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 7 No percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dbAmax - measured at the sensitive receptor) shall be undertaken on site within the bird overwintering period, 1st October to 31st March inclusive.
Reason: To protect the habitats of the adjacent SPA, Ramsar and SAC in accordance with the Habitats Regulations, National Planning Policy Framework, and Policy CS 11 of the Havant Borough Local Plan (Core Strategy) March 2011.
- 8 The development hereby permitted shall be carried out in accordance with the following approved plans:
- Drg No. 8643 01 Rev C Proposed site, location and block plan
Drg No. 8643 02 Proposed floor plans and perspectives
- Drg No. 8643 03 Proposed elevations plan
Drg No. 8643 04 Proposed floor and elevation plans of annexe
Tree report dated 16/02/2017

Reason: - To ensure provision of a satisfactory development.