

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Eastern Solent Coastal Partnership

I can confirm that the Eastern Solent Coastal Partnership (ESCP) have no objection to the proposed development. The site is shown to lie within the Environment Agency's Flood Zone 3, and is therefore considered to be at risk of experiencing a 1:200 year (0.5% annual probability) extreme tidal flood event.

The applicant has submitted a Flood Risk Assessment (FRA) compiled by Pario Architecture and Design, the details of which sufficiently outline how the residual flood risk at the site will be mitigated. As outlined in the FRA, the proposed development will not increase the number of residents on site, and a number of flood resistance and resilience measures will be utilised. These include the finished floor levels of the new building to be located a minimum of 450mm above the existing ground floor levels, the use of suitable damp-proof courses and locating electrical sockets a minimum of 600mm above finished floor levels. In addition, removable Floodshield door protectors will also be available to use as required.

Advice:

The ESCP strongly recommend that occupants of the property prepare a Flood Warning and Evacuation Plan and sign up to the Environment Agency's Floodline Warnings Direct service to ensure that adequate warning is received prior to an extreme tidal flood event.

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
We have no objections in principle subject to the following being addressed; 1. Sewage and surface water from the new annexe shall be led into the drainage of the existing building.	The following concerns do not form a material planning consideration and should be directed to the following departments; This is a matter for Building Control to pursue.

2. The owner and his contractors shall be prohibited from burning on-site unwanted materials from clearing, excavation and construction.	This is a matter for Environmental Health to pursue.
The proposed extension would be hugely visually overbearing and block light into our lounge, we would no longer enjoy late afternoon and evening sunshine into our lounge and patio area that we have enjoyed for some 55 years. The plan shown is inaccurate in that no17 is not parallel with our boundary, the distance is 1.3m at the front narrowing to 1.08 at the rear and thus if extended a further 12m would reduce to 0.7m. This space is the only outside access to the rear, and foot traffic would have a clear view through our patio doors into our lounge to the detriment of our current privacy.	Please see section 7 of the Officers report

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) 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 the usual development management criteria.

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

7.3 The proposed development would be sited to the rear of the property and therefore not readily visible from the streetscene of Sea View Road. On this basis, it is not considered that the proposal would result in any impact which would be considered harmful in context with the existing streetscene.

7.4 No. 17 Sea View Road benefits from a relatively large plot with a long narrow garden (approximately 43 metres in length). Whilst it is acknowledged that the proposed extension is relatively large in terms of its depth, the design and appearance of the proposed extension is considered to be appropriate in context to the main dwelling and its position within the overall curtilage.

- 7.5 On this basis, the proposal is considered to be acceptable, meeting the requirements of Policy CS16 of the Havant Borough Council (Core Strategy) and it is not considered that the proposal would result in any adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.6 It is important to note that this scheme has been revised following consultation between Havant Borough Council and the agent. The initial proposal sought to provide a single storey rear extension at the same depth albeit with a maximum height of approximately 5.3 metres. Having undertaken a site visit to assess the impact of the proposed development, this was considered to be overbearing to the adjacent neighbouring property (No. 19 Sea View Road) and was therefore not considered to be acceptable. Having raised this with the agent, the scheme was revised to now reflect a maximum height of 4 metres. It is important to note that the applicant could construct a single storey rear extension utilising their permitted development rights to a maximum height of 4 metres. The revised scheme now reflects a more sympathetic roof line and the revised bulk and mass of the roof structure is considered to significantly improve the impact on No.19 Sea View Road.
- 7.7 It is acknowledged that representations have been received from the adjacent neighbour regarding the potential loss of light as a result of the development and on this basis a 45 degree light test was undertaken in accordance with Havant Borough Councils Design Guidance in order to appropriately assess whether the proposal would result in any significant loss of light to the adjacent neighbour. No. 19 Sea View Road has 3 windows within the rear elevation, the left hand side serving a lounge and the middle and right hand side serving a kitchen. The 45 degree light test determined that the proposed development would not result in any significant loss of light to both of the kitchen windows. With regards to the lounge, it is acknowledged that the proposed extension would result in some loss of light to this room, however it is important to note that the lounge is dual aspect with a further window to the south elevation. On this basis, whilst it is acknowledged that the proposed extension would result in some loss of light to the lounge, this is not considered to be significant enough as to warrant a refusal of planning permission.
- 7.8 Whilst it is acknowledged that the proposed extension is relatively large in terms of its depth, the plans submitted as part of this application demonstrate that there would be a separation distance of approximately 1.7 metres from the side wall of the extension to the existing boundary. Furthermore, a distance of 2.2 metres (approximate) from the side wall of the extension and the side wall of No. 19 Sea View Road. There are also no windows proposed within the east elevation of the extension and therefore the proposal would be unlikely to result in any loss of privacy to the adjacent neighbour. It is noted that the only access to the rear garden is via a single pedestrian gate which runs alongside the eastern boundary, however, given the separation distances detailed above, it is not considered that the impact of the proposed extension would significantly worsen or alter the current impact on No.19 Sea View Road as a result of this access.
- 7.9 It is not considered that the proposed development would result in any significant harm to the amenity of any other adjacent neighbouring properties given its location and separation distances from any other residential development.
- 7.10 On the basis of all of the above, it is considered that the proposal would have a limited and acceptable impact on the adjacent neighbouring property (No. 19 Sea View Road), meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Flooding

- 7.11 The application site is located within Flood Zone 3 and on this basis a flood risk assessment was submitted as part of this application. The Eastern Solent Coastal Partnership have been consulted as part of this application and advise that the details provided within the flood risk assessment sufficiently outline how the residual flood risk at the site will be mitigated.

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable with a limited and acceptable impact on the adjacent neighbours. The proposal is therefore considered to meet the requirements of Policy CS16 of Havant Borough Councils Core Strategy and is therefore recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00037 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, 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 hereby permitted shall be carried out in accordance with the following approved plans:

Amended site location plan (16045/001P Rev D)- received 30th January 2017

Amended site block plan (16045/001P Rev D)- received 30th January 2017

Amended proposed ground floor plan (16045/001P Rev D)- received 30th January 2017

Amended proposed elevations (16045/001P Rev D)- received 30th January 2017

Flood risk assessment- received 30th January 2017

Reason: - To ensure provision of a satisfactory development.