
Site Address:	69 Church Road, Hayling Island, PO11 0NR		
Proposal:	Proposed swimming pool house and single storey link to existing bungalow.		
Application No:	APP/17/00574	Expiry Date:	31/08/2017
Applicant:	Mr West		
Agent:	Mr Cormacey	Case Officer:	Bee Crawford
	Aqua-blue Ltd		
Ward:	Hayling West		
Site Visit Date:	26/07/2017		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached chalet style dwelling and integral garage which has the benefit of previous extensions. It has a brown tiled pitched and hipped roof and elevations of red multibrick and tile hanging. The site is level with gated vehicular access to the front leading to a large area of tarmac, grass and shrubs with a 1.4 metre high wall to the southern and front boundary and a wire fence and shrubs to the northern boundary. The rear garden is a generous size with a lawn, patio, shed, hot tub and swimming pool enclosed by 2 metre high fencing to the northern and southern boundaries and mature trees and shrubs to the rear boundary.
- 1.2 A detached bungalow is to the north, a detached two storey property is to the south, the side aspect of a detached bungalow in Kings Road is opposite and private open land is to the rear. The area is of low to medium density with detached and semi-detached bungalows, chalet bungalows and two storey properties of similar and different age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a swimming pool house over the existing pool and a single storey link to existing dwelling.

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

CS16 (High Quality Design)

CS17 (Concentration and Distribution of Development within the Urban Areas)

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

None.

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: 3

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 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 property is situated on a generous plot set back approximately 16 metres from the front boundary, and consequently the proposed scheme to the rear would not be visible from the public realm. The proposal is to provide a pool house for the existing swimming pool, replacing the current retractable cover, together with a single storey link extension to the property. The pool house is 11 metres in depth and the link extension 3.7 metres. The original plans submitted indicated the proposed ridge height of the pool house as 5 metres. Due to the size of the pool house and its close proximity to the northern boundary, officer concerns were raised regarding the height as it would result in a building which would be highly overbearing to the neighbour to the north. It was suggested the height was reduced to 4 metres and amended plans were subsequently submitted to reflect this. It was noted that due to the reduced roof profile, the type of tile to be used would differ from that of the existing property, although it was agreed in this instance this would be acceptable. The development would result in a generous

increase to the original footprint of the property, although part of the scheme is to replace an existing shelter and it is therefore judged it can be comfortably accommodated within the extent of the site.

- 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 The development is a continuation of the existing dwelling and the majority of the building would be constructed close to the northern boundary. Following receipt of amended plans it is now considered to be of a reasonable height at 4 metres, and in addition the roof pitches away from the property boundary. Although the pool house is of a generous size, it is to replace an existing sliding cover, which when extended is of a comparable footprint. The link extension has a modest height of 2.7 metres and there are no windows in the northern elevation of any part of the addition. Whilst it is recognised there will be an impact on the neighbouring property to the north, the scheme will not result in any overlooking or loss of privacy and it is considered the measures taken to reduce the height of the roof will lessen any perception of the extension being overbearing.
- 7.6 The southern elevation of the proposal is approximately 8.5 metres from the southern boundary. Although there are bifold doors in this elevation, it is judged that this distance together with the existing screening and nature of the proposal would limit any additional overlooking into this property. It is therefore considered the impact on the property to the south will be negligible. There are no properties to the rear of the site.
- 7.7 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.

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/17/00574 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. The roof tiles of the pool house are to be Decra Oberon lightweight roofing tiles in bark, 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:

Drg no. AB/13058/W/2 Rev A	Existing floor and elevations plan
Drg no. AB/13058/W/1 Rev D	Location plan, block plan, proposed floor and elevations plan
Details of roofing tiles for pool house	

Reason: - To ensure provision of a satisfactory development.