
Site Address:	10 Northney Road, Hayling Island, PO11 0ND		
Proposal:	Single storey rear and two storey side extension.		
Application No:	APP/17/00708	Expiry Date:	29/08/2017
Applicant:	Mr Barnes		
Agent:	Mr P Walker	Case Officer:	Bee Crawford
	Island Design		
Ward:	Hayling East		
Site Visit Date:	18/07/2017		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is an older style two storey semi-detached property with a slate tiled pitched and hipped roof and elevations of red/brown multibrick and cream painted render. The site is level with open vehicular access to the front leading to a concrete drive and front lawn. The site is open to the east, with a hedge to the front and a 1 metre high open fence to the west. The rear garden has a depth in excess of 30 metres and is mainly laid to lawn with a patio area, shed and summerhouse, enclosed to all boundaries with fencing ranging in height from 1.3 metres to 1.8 metres.
- 1.2 The adjoining semi-detached property is to the west, a pair of two storey semi-detached properties are to the east, a play park and recreation land are opposite and open countryside with Langstone Harbour beyond is to the rear. The area is of low density with two storey semi-detached properties of a similar age, style and design, coastal countryside, recreation and agricultural land.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a single storey rear and two storey side extension.

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)
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

Developer Services, Southern Water

The exact position of the foul sewers must be determined on site by the applicant before the layout of the proposed development is finalised.

It might be possible to divert the public sewer, so long as this would result in no unacceptable loss of hydraulic capacity, and the work was carried out at the developer's expense to the satisfaction of Southern Water under the relevant statutory provisions.

Please note:

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

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.

It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order:

a Adequate soakaway or infiltration system

b Water course

c Where neither of the above is practicable, sewer

Southern Water supports this stance and seeks through appropriate Planning Conditions to ensure that appropriate means of surface water disposal are proposed for each development. It is important that discharge to sewer occurs only where this is necessary and where adequate capacity exists to serve the development. When it is proposed to connect to a public sewer the prior approval of Southern Water is required.

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

Should the applicant wish to divert the public foul sewer, 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 divert the public sewers, prior to the commencement of the development."

NB Informative and condition recommended

Hampshire Biodiversity Information Centre

No adverse comment

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: 1

Comment	Officer Comment
NEHRA have no objection with this application. In essence the plans look to be in keeping with the other homes in the road. One comment with regard to the first floor rear bedroom window..... It will directly overlook the neighbours and hence give the neighbours less privacy. The plans also exclude access to the existing garage.	See section 7. The outbuilding to the rear is not currently used as a garage.

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) Flood issues

(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 for a two storey side and single storey rear extension and would result in a generous increase to the original volume of the property, however it is partly to replace existing extensions and it is considered it can be comfortably accommodated within the extent of the site. The proposal would be visible from the public realm, although the property is 15 metres from the highway and the two storey side extension a further 7 metres. For schemes such as this, there is adopted supplementary planning guidance in the form of the Borough Design Guide. This recommends two storey side extensions should be subservient to the main building with a lower ridge height so that they do not dominate the main frontage, and advises that it is important that gaps are retained between buildings to prevent neighbouring properties and the streetscene being adversely affected.
- 7.4 The two storey element of the extension is set well back from the front elevation of the property and has a hipped and pitched roof resulting in a cohesive design, with the ridge height approximately 1.2 metres below the existing. This part of the scheme is to relocate the kitchen at ground floor and extend the existing first floor rear bedroom, also providing an ensuite and has a depth of 3.5 metres and a width of 2.9 metres.
- 7.5 The flat roofed single storey rear element of the proposal is to replace the existing rear addition and conservatory and whilst it is wider, it is no deeper than the combined depth of the existing extensions. A gap of 0.9 metres to the eastern boundary would be retained and the property to the east is situated a further 4 metres from this shared boundary.
- 7.6 The design and appearance of the extension 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 deemed that the proposal would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.7 The single storey rear addition would be adjacent to the western boundary. Whilst it is acknowledged it falls within the 45 degree overshadowing area of the neighbouring property to the west, it is considered that the extension would not result in any additional overshadowing as the depth is no greater than that of the existing additions. The overall height is 3 metres with a 0.5 metre high roof lantern over part of the proposed family room. It is judged the two storey element of the scheme would have negligible impact on this property and it is noted no objection was received from this neighbour.
- 7.8 The greater part of the proposal would be on the eastern side of the property, with a distance of 0.9 metres to the shared boundary. There is only one small window at ground floor level and although the front door is being relocated to the existing eastern elevation of the property this would fall within the limits of permitted development. The property to the is set forward of number 10 and is approximately 4 metres from the

shared boundary. Although the single storey extension would be situated closer to the shared boundary than the existing additions, it is of a modest height and therefore considered any resulting impact would not be harmful. The roof of the two storey side element of the scheme is lower than the existing dwelling and pitches away from the property boundary, reducing any perception of mass.

- 7.9 Concern was raised by the North East Hayling Residents' Association with respect to potential overlooking from the rear bedroom window. The new window in the rear elevation of the first floor will serve an existing bedroom which is to be extended, and it is therefore deemed it would not result in any additional overlooking. It is also noted that in isolation, the new french doors and Juliet balcony in the rear first floor elevation fall within the provisions of permitted development.
- 7.10 There are no dwellings to the rear and the application site and neighbouring properties benefit from long gardens and an open aspect to the rear. It is therefore deemed the proposal is unlikely to result in an unacceptable level of overbearing and not cause any degree of additional overlooking. It is judged the scheme would have a negligible impact on the properties adjacent to the application site, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is noted no objections were received with respect to the scheme.

(iv) Flood issues

- 7.11 The site is within Flood Zone 3, however the proposed development is to extend the property with a two storey side and single storey rear extension, and will therefore not put the occupiers or employees of the emergency services at any additional risk in the event of a flood.

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/17/00708 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 stated under Section 11 (Materials) of the application form.
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 developer must advise the local authority (in consultation with Southern

Water) of the measures which will be undertaken to divert the public sewers, prior to the commencement of the development.

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 2012.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan and block plan

Existing elevations plan

Existing ground floor plan

Existing first floor plan

Proposed elevations plan

Proposed ground floor plan

Proposed first floor plan

Proposed section plan

Reason: - To ensure provision of a satisfactory development.