
Site Address:	Rhu House, Woodgaston Lane, Hayling Island, PO11 0RL		
Proposal:	Extension and alterations to link and annexe incorporating new dormer and enlargement of balcony area.		
Application No:	APP/17/00009	Expiry Date:	05/04/2017
Applicant:	Mr & Mrs Sambles		
Agent:	Mr R Lilley	Case Officer:	Tina Pickup
	Lilley Architecture		
Ward:	Hayling East		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a chalet style dwelling at the western end of a private access lane off Woodgaston Lane. It is constructed of cream render beneath a red tiled roof with some quoining detail to the windows. The main dwelling has an existing narrow curved link structure from its eastern elevation, joining to a single storey 'annexe' which appears to be in use as a games room. The link structure has a false pitch to the front of the site i.e. the north, and a flat roof to the south side, part of which is a balcony accessed from the dwelling. The joined games room has a pitched roof with a stepped down half depth section at its western end. The property currently has two front doors, both on the north side, one in the main house and one in the link.

The dwelling is sited within an extensive, rural plot, beyond any defined urban area and is therefore a 'non-urban' location for policy purposes. Within the grounds there are many large trees, mainly on the boundaries of the site and within a woodland area to the south adjacent the foreshore. Several of these trees are protected by Tree Preservation Orders. The site also lies within Flood Zone 3 and has many landscape designations abutting it to the south - Chichester Harbour AONB, Ramsar, SAC, SPA and SSSI.

2 Planning History

00/59298/005 - Crown reduce a Willow Tree (T31) and 2 Oak Trees (T33 & T35). All 3 trees are in the rear garden of Rhu House, Woodgaston Lane and subject to TPO 567, PERM, 12/01/2001

98/59298/003 - Replace boundary fence with decorative wall of same height, WD, 19/05/1998

98/59298/004 - Replacement boundary fence (revised application), PERM, 19/06/1998

94/59298/000 - Replace single storey side extension (east), 2 storey extension (west), pitched roof to existing link roof extension and dormers to south and north elevations. , PERM,

04/59298/006 - Application to fell a Willow tree subject of TPO 567., PERM, 15/12/2004

APP/17/00026 - Fell 1 No. Pine, within Group G1, subject to TPO 1695., REF, 09/02/2017

3 Proposal

The proposal involves infilling the existing stepped down element of the roof of the annexe and providing a dormer in the rear (south) roofslope together with the rebuilding

and enlargement of the link and balcony area above.

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)
- CS15 (Flood and Coastal Erosion)
- CS16 (High Quality Design)
- CS17 (Concentration and Distribution of Development within the Urban Areas)
- DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

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

None received - no trees affected

Chichester Harbour Conservancy

No objection, subject to implementation with the specified materials and a planning condition reiterating that the annexe is to be used at all times as ancillary accommodation to the main dwelling. Note very secluded location in wooded/treed surroundings and proposed works not visible from harbour shoreline and would not harm the AONB nor purpose of its designation

Countryside Access Team

None received

Environment Agency

None received

Open Space Society

None 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

Comment	Officer Comment
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None 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) Trees
- (v) Flood Risk

(i) Principle of development

7.2 The application site is located beyond the defined urban area and therefore within the rural area for Policy purposes where the more restrictive countryside policies apply. Policy CS17 of the Core Strategy aims to concentrate development within the urban areas and only limited development that is consistent with national countryside policies is acceptable in the non-urban areas. Policy AL2 defines these areas as 'non-urban' on Hayling Island and small scale householder development is an acceptable exception to the restrictive countryside policies.

7.3 Whilst the proposal would create an additional bedroom in the roofspace above a 'games room' having a bathroom - it is considered sufficiently linked internally to be unlikely to be occupied as a separate dwelling. The second porched front door would be removed, and although separate access would be possible, the layout is integrated with the main dwelling. The creation of a new dwelling in this rural location would be contrary to policy so it is necessary to condition the use of the extension to ancillary accommodation only.

7.4 Of further note is the issue of the extent of the residential curtilage. The submitted red line extends all the way to the foreshore to the south and the southern most section is heavily treed with a Group TPO. It is however not confirmed that the residential curtilage extends to the full extent of the red line - the applicant considers that it does stating that there are no intervening features separating the bottom of the garden from the rest with the land having a unified long garden down to the waterfront. Within the remit of this application this issue has not been confirmed. The acceptance of the red line does not purport to convey associated residential curtilage, which would need to be established, if necessary, via a Certificate of Lawful Use.

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

7.5 The design and appearance of the proposal would improve the design of the original - the northern elevation would be simplified with consistent ridge line. Materials to this northern elevation would match and be sympathetic to the front facade of the host dwelling. To the south, facing the garden, the enlarged link would be a glazed garden room with glazed balcony panels above. The proposed dormer, whilst flat roof, is modest in scale and not considered harmful to the roof.

- 7.6 Since the site is relatively remote there is no street scene impact. Overall the scale and design is deemed appropriate to the context of the main building and the rural location, and is therefore considered to be acceptable, meeting the requirements of Policy AL2 of the Allocations Plan and 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 The separation from adjacent dwellings is considerable, and together with the treed boundaries there would be no detrimental impact on neighbouring residential amenity. 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.

(iv) Trees

- 7.8 The site has a number of TPO'd trees generally lying to the south of the site down to the foreshore. Whilst the removal of Pine within a Group Order close to the shoreline, has recently been refused, (see APP/17/00026), this proposal is some distance from the nearest tree and would not affect the trees.

(v) Flood Risk

- 7.9 The site lies within Flood Zone 3 where domestic extensions that do not exceed 250sqm can follow the Environment Agency's Standing Advice with an appropriate form of mitigation. The submitted Flood Risk Assessment indicates that the floor levels will be no lower than existing and flood proofing measures would be incorporated in accordance with 'Improving the flood performance of new buildings' CLG (2007).

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered appropriate to the site and surroundings and is therefore considered to be appropriate and recommended for approval with appropriate conditions and an Informative about the curtilage.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00009

(A) 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 accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.

Reason: The site lies within a non-urban area where restrictive countryside policies would not in principle allow a new dwelling in the countryside. The hereby approved extension must not be occupied separately from the main dwelling, having due regard to policies CS17 of the Havant Borough Local Plan (Core Strategy) 2011, Policy AL2 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.

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

Location/Site Plan Drawing Ref 396 PL01 Rev 02
Floor Plans/Sections Proposed Drawing Ref 396 PL04 Rev 00
Plan & Elevation Proposed Drawing Ref 396 PL05 Rev 00

Reason: - To ensure provision of a satisfactory development.