
Site Address:	12 Seafarers Walk, Hayling Island, PO11 9TA		
Proposal:	Replacement conservatory and raised terraces, alterations to rear/side ground floor windows and doors, rooflight over main hallway.		
Application No:	APP/16/01080	Expiry Date:	15/12/2016
Applicant:	Mr & Mrs McClure		
Agent:	Mr R Lilley	Case Officer:	Tina Pickup
	Lilley Architecture		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located on the southern side of Seafarers Walk which is a cul-de-sac of substantial detached dwellings at the western most point of Hayling Island. The site falls within the AONB and is close to the SSSI, Ramsar, SAC, SPA & SINC designations as well as being located within Flood Zone 2 & 3. There are also trees the subject of an Area Order TPO on the site which now consists of 5 Silver Birch trees and 1 Monterey Pine tree.

Number 12 consists of a mock tudor style dwelling of red brick and dark plain tiles, that is raised above natural ground level with steps up to the front door. The house is set back from the road with a significant pine tree in the frontage providing an open and verdant setting to the site. Vehicular access is taken to the west leading to a detached double garage. To the rear there is an existing glass conservatory that internally is on the ground floor, but due to the raised levels is built on a brick plinth that is externally about 1.4m high. Within the south-eastern corner there is also an existing terrace outside the lounge, which is also raised up above ground level. Accordingly these areas are significantly higher than the garden levels and notably the boundary fencing to adjacent dwellings is a standard 1.8m close boarded fencing i.e. not much higher than the internal floor levels.

2 Planning History

APP/11/01474 - Crown reduce by 1m and crown raise to 4m, 1No. Pine tree within Area Order 2 of TPO 1358. , PERM,04/11/2011

3 Proposal

Replacement conservatory and raised terraces, alterations to rear/side ground floor windows and doors, roof light over main hallway.

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)
CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
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)
DM23	(Sites for Brent Geese and Waders)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist - proposal does not affect trees so comments not sought

Chichester Harbour Conservancy, The Harbour Office

No objection, subject to matching face brickwork.

Following a site visit made 14.11.16 and having regard to the Policy framework* below, the design of new work, would hardly be visible in the wider landscape, owing to intervening tree cover.

It is concluded that the works would neither harm the setting of the Chichester Harbour AONB, nor the purposes of its designation.

*Policy framework

NPPF: paragraphs 14, 17, 56-58, 60, 64, 115;
 NPPG: ID8, ID21a, ID26;
 Havant Borough Local Plan (Core Strategy) 2011 - CS11, CS12, CS16, DM8, DM9;
 Havant Borough Local Plan (Allocations) 2014 - AL1;
 Chichester Harbour AONB Management Plan 2014-2019: BD1, HE1;
 CHC Planning Principles ? 01, 03;
 Chichester Harbour AONB Design Guidelines for New Dwellings and Extensions;
 Borough Design Guide.

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) Effect on neighbouring properties
- (iii) Appropriateness of design and impact on the character of the area
- (iv) Flood Risk

(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) Effect on neighbouring properties

7.3 There is no additional floor space extension involved with the proposal. The existing rear conservatory is to be replaced on the same footprint with a more modern design and solid roof (slate tiles) with the western elevation where it is close to the shared boundary fence being largely brick wall with just high level windows in the apex. This results in a reduction in the potential overlooking and loss of privacy issues compared to the existing fully glazed conservatory at this elevated position. The replacement conservatory includes an additional raised terraced area to the west which would be some 4.5m wide x 4.8m deep (including steps down). This area is to the rear of the house and some 9m from the western boundary with the neighbour. The existing detached garage provides a buffer between the line of sight from this terrace to the neighbours similar raised rear decked area. On balance the use of this new terrace is unlikely to detrimentally affect neighbouring privacy.

7.4 The existing terrace off the lounge in the south eastern corner is also to be replaced and upgraded with a brick plinth to match the conservatory (currently its timber) with glass balustrade. Whilst this terrace does enable views across to the neighbours, regard must be had to the fact that it is a replacement structure and the impact on neighbouring amenity would be unchanged. A high level roof light is also proposed in the side, west, elevation. This would provide light to the vaulted ceiling stairwell and would not result in any overlooking or loss of privacy.

7.5 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.

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

7.6 The design and appearance of the proposal does utilise more modern materials and proposes replacing the existing white upvc windows with grey aluminium windows.

Being a large detached property this change is considered appropriate and would not detract from the already varied and verdant street scene. It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality and is compliant with the requirements of Policy CS16 of the HBLP (Core strategy) .

(iv) Flood risk

- 7.7 Whilst the site is within Flood Zones 2 & 3 the accommodation provided is replacement living areas which is already raised up. There is considered no additional risk to life as a result of the proposal.

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/16/01080

(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, unless otherwise specified on the hereby approved plans.

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:

Location & Site Plan Drawing No 352 PL01 Rev 01
Floor Plans Existing Drawing No 352 PL02 Rev 00
Elevations sheet 1 Existing Drawing No 352 PL04 Rev 00
Elevations sheet 2 Existing Drawing No 352 PL05 Rev 00
Roof Plan Existing Drawing No 352 PL03 Rev 00
Floor Plans Proposed Drawing No 352 PL06 Rev 00
Elevations sheet 1 Proposed Drawing No 352 PL08 Rev 00
Elevations sheet 2 Proposed Drawing No 352 PL09 Rev 00
Roof Plan Proposed Drawing No 352 PL07 Rev 00

Reason: - To ensure provision of a satisfactory development.

