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|-----------------|---------------------------------------------|---------------|--------------|
| Site Address:   | 64 Southwood Road, Hayling Island, PO11 9QE |               |              |
| Proposal:       | Rear single storey extension.               |               |              |
| Application No: | APP/16/01202                                | Expiry Date:  | 17/01/2017   |
| Applicant:      | Mr & Mrs Currie                             |               |              |
| Agent:          | Mr Dodds                                    | Case Officer: | Karen Wooden |
|                 | C.P. Architectural Ltd                      |               |              |
| Ward:           | Hayling East                                |               |              |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

- 1.1 The application site is a two storey semi detached dwelling located to the south east of Hayling Island. The property is set approximately 25m back from Southwood Road, and the driveway provides parking for several vehicles.
- 1.2 To the west of the site is a four storey apartment building. The rear garden backs on to the foreshore.

## **2 Planning History**

APP/17/00040 - Erection of garden shed to front of property. (Not yet determined)

## **3 Proposal**

Remove existing conservatory and replace with a single storey rear 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

CS15 (Flood and Coastal Erosion)  
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.  
Conservation Area: Not applicable.

## **5 Statutory and Non Statutory Consultations**

**Coastal Engineering**

The Eastern Solent Coastal Partnership (ESCP) have no objection to the proposal. The property is currently located within the Environment Agency's Flood Zone 1 and is considered to be at low risk of experiencing an extreme tidal flood event. Due to the effects of climate change it is predicted that by the year 2085 the property will be located within Flood Zone 2 and at risk of experiencing a 1 in 1000 year extreme tidal event.

The applicant has submitted a Flood Risk Assessment and the details of which sufficiently outline how the residual flood risk at the property will be mitigated, including the use of flood resistance/resilience measures. The ESCP also strongly recommend that the occupants sign up to the Environment Agency's Floodline Warnings Direct service to ensure there is adequate warning in the occurrence of an extreme flood event.

It should be noted that at this location there is a risk of wave and spray overtopping of the beach and coastal defences. This has in the past resulted in surface water flooding of the road network including Southwood Road. Should a similar event occur it is likely that access to and from the property may be affected. More information on the extent of this flooding can be sourced from the Partnership for Urban South Hampshire Flood Risk Assessment and is contained within the Historic Flood Map layer (<http://maps.hants.gov.uk/push/default.aspx>).

### **Environment Agency**

No comments 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: 18

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 proposal will not be visible from Southwood Road. The rear garden is laid to lawn and leads to the foreshore. There is however a separation gap of approximately 55m between the extension and the public domain to the south. The brickwork is to match that of the existing dwellinghouse. Therefore the 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

- 7.4 The attached property to the east benefits from a smaller rear extension. The proposed roof height of the extension is 3.2m with the wall of the extension approx 2.24m in height, and no windows are proposed to be inserted in the eastern elevation. The extension would be set slightly off the boundary. There are french doors in the attached house and a rear glazed extension. The property faces south and any impact on light would be limited. The two rear gardens are partially separated by a 2m fence. The impact on No.66 is therefore considered to be limited and acceptable.
- 7.5 To the west of the property is a 4 storey block of apartments. Although there are four windows overlooking the application site (one on each floor), it is not considered that the proposed extension will cause significant harm in terms of overlooking due to the current boundary treatments and the positioning of the proposed window to the western elevation.
- 7.6 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.

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## 9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/01202 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:

Location plan - received 18.11.16

Block plan - received 22.11.16

Flood risk assessment - received 22.11.16

Proposed and existing layout plans and elevations - 01/CURRIE/16

**Reason:** - To ensure provision of a satisfactory development.