
Site Address:	204A Southwood Road, Hayling Island, PO11 9QL		
Proposal:	Single storey side, rear and roof extensions with bay windows to ground floor rear extension, dormer with balcony to rear & 1No. roof lights to front elevation		
Application Type:	Full Planning Permission		
Application No:	APP/22/00689	Expiry Date:	09/12/2022
Applicant:	Ms Barnes		
Agent:	Mr Bessant	Case Officer:	Tina Pickup
	JB Architecture		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site relates to 204A Southwood Road, Hayling Island which is a sub-divided semi detached bungalow fronting the beach. The original semi detached bungalow, comprised numbers 202 and 204; but number 204 had an attached annexe and the site had been occupied as 2 self contained units for a number of years preceding the granting of a Certificate of Lawfulness as two dwellings under 00/64915/000 in August 2000. Number 204 is therefore separated from 204A which is its own distinct planning unit comprising a 1 bed dwelling in the south-eastern corner and forms the current application site.
- 1.2 The red line application site includes the pedestrian side access to the east of 204 and the front garage and parking area off Southwood Road. The occupiers of 204 have a right of access over these shared areas and Certificate B has been submitted accordingly. Certificate B has also been served on the attached bungalow, number 202, due to the potential impact of the proposed works on the roof join, chimney etc.
- 1.3 The whole semi detached bungalow comprising 202, 204 and 204A has a hipped tiled roof and elevations are a mix of render and cladding. 204A has a rear extension that fronts the seafront, with unusual raised flat roof area which forms a white clad box that sits above the eaves line. To the rear of this, on the south elevation, is attached a small conservatory.
- 1.4 The whole site slopes slightly with the south, beach side, being set higher than Southwood Road. The garden area serving number 204A is located to the south of the bungalow and comprises a paved area set over 2 levels with steps and a decorative arch dividing the area in 2. There is a low boundary wall dividing the site from the beach promenade. There is also a shallow pitched roof shed located in this rear courtyard area, close to the eastern boundary.
- 1.5 To the east number 208 is a large detached two storey dwelling, currently blue clad and comprising 3 gables - but this dwelling has a recent planning permission for remodelling including accommodation on a lower ground floor with swimming pool, under reference APP/21/01375. Both the current dwelling and the approved alterations are such that it is sited close to the shared boundary and includes large obscure glazed windows in the side elevation facing 204A.

- 1.6 To the west, the attached bungalow 202, also has a flat roofed rear extension (without the extra height) that extends out approximately the same depth as number 204A's rear extension. Number 202 also has a stepped rear garden and sitting out area in this southern section adjacent the beach promenade.
- 1.7 The wider area generally comprises two storey dwellings and flats with a mix of architectural designs, styles and ages. There are a number of balconies and terraces on the beach side for the views.
- 1.8 The site lies within both current flood zone 2 and 3 and the future flood zone. The beach directly to the south is a designated SINC.

2 Planning History

APP/21/00720 - Demolition of existing conservatory and outbuildings; proposed two storey side extension with south facing balcony and roof terrace and single storey rear extension., Refused, 19/10/2021

3 Proposal

- 3.1 Single storey side, rear and roof extensions with bay windows to ground floor rear extension, dormer with balcony to rear & 1No. roof lights to front elevation
- 3.2 During the course of determining this application amended plans have been received, reducing the number of rooflights from 3 to 1; amending the design of the roof profile of the dormer; and amending the use of timber balcony railings and screening to frame less glass.

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)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020

n/a

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

5 **Statutory and Non Statutory Consultations**

Engineering/Drainage

None received

Environment Agency

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
<u>On original submission:</u>	
<u>Light issues</u> serious loss of light into our only south facing window as new application goes higher and above the roof line of our property; as there is a downward slant from the beach front down to Southwood Road - in our opinion seems unacceptable. Loss of light to garden patio to east - currently this patio gets light until mid afternoon but would not receive any light to this area after early morning	Noted - see section 7 Noted - see section 7
<u>Dominance issues</u> over-dominant addition with 2 stories where now there is no building and nothing protrudes out from the line of the 2 properties on the East side ie 204 & 204a.	Noted - see section 7
<u>Construction Access Impacts</u> Joint access pathway to the front door and gate of 204a it is only 1m in width and at some points less where our gas meter protrudes out from our house. Access for any construction materials is extremely limited and we would certainly want a construction plan prior to any approval. Not only are we concerned about damage to our	Noted - see section 7 & condition proposed

property but also retaining our access rights to our property from the front parking area of 204a. We would also require access to our front gate and off road private parking space to be kept clear at all times. We also have fire exit door by the entrance to 204a this cannot be compromised for access and exit as required. <u>Privacy issues</u> pathway goes along the side of the house with direct views from our kitchen and dining room windows into our living areas. There would presumably be a lot of construction workers passing regularly so any privacy would be lost unless we close our blinds.	Noted - see section 7
Our only concern regarding the planning application is how the proposed new roof and dormer are to be tied into the existing roof line including the chimney. It would appear from the plans that the new ridge-line will be higher than the existing, with our side the roof being extended to accommodate the new. We would like further details on this element and the opportunity for consultation prior to approval and works proceeding.	Certificate B submitted and would be a matter for Party Wall Act
<u>None received on amended plans</u>	

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 on host property and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Parking & Construction Management
- (v) 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. This application is a revised scheme following the refusal of APP/21/00720 and attempts to overcome the previous concerns. Significantly the design concept has been revised to now propose essentially an integrated side extension having a roof scale that matches the host dwelling, with dormer and balcony facing south. The detailed issues arising will be considered below:

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

- 7.3 The host building comprises a fully hipped roofed bungalow that has no roof alterations i.e. no dormers or roof lights, and is subdivided into 3 dwellings, the application site being the south eastern corner, in a prominent position facing the sea front. The proposal would follow the demolition of the existing south facing quirky/incongruous addition, and replace with a side extension about 3.4m in width, with large ground floor bay window spanning the enlarged width. Above, the roof would step up slightly, by about 0.3m from the ridge of the main property, and within the new roof space would be a large flat roofed dormer with curved glazed doors and curved balcony above the bay.
- 7.4 Whilst the symmetry of the original hipped roofed semi-detached property would be lost, the side extension is of an appropriate scale that respects the host building. The eaves line would match the existing bungalow and whilst the ridge would be raised slightly, the angle of roof slope is respected and would not be jarring. The overall mass and bulk of the side extension would reflect and be cohesive to the host dwelling, which the previous scheme did not.
- 7.5 The loss of the existing incongruous boxy flat roofed addition and conservatory is welcomed and the more comprehensive and sympathetic designed extension would result in a visual improvement to the site. The separation to the eastern boundary with number 208 would be between 0.8m and 1m. Other development in the area is relatively tight-knit and this reduced spatial separation would not be visually inappropriate to the character of the area.
- 7.6 The site is in a highly prominent sea front location and the amended plans have also made the dormer flat roofed, retaining sight of the ridge behind to better comply with the Design Guide SPD, and changed the balustrading from heavy timber to frame less glass. Overall these minor changes help to achieve a lighter weight, more contemporary design solution that is considered would enhance the visual appearance of the site and be compatible with the character in the immediate vicinity where other contemporary glass balconies are found.
- 7.7 Overall the detailed height, scale and design and appearance of the proposal is deemed appropriate to the context of the whole bungalow and prominent sea front siting. Therefore the design and appearance of the proposal is deemed appropriate to the character of the area and is considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy) and the Borough Design Guide SPD.

(iii) Effect on neighbouring properties

- 7.8 Because the original bungalow has been further subdivided the application site has a tight relationship with both the side properties (numbers 202 and 208) but also the northern half of the same semi - number 204. The layout of number 204 is such that their living room window faces due south and this provides much of the light and outlook to a living room (although a secondary window in the east elevation also serves the same room). The proposed side extension, at 3.4m wide, would largely fill the area to the side of 204A which would affect the outlook from this window. However this revised proposal would have a lower roof profile that slopes away from number 204. The design includes a roof overhang such that the elevation containing front door would be recessed back under the roof, creating a wall to wall separation distance from number 204's south elevation of 10.2m, but eaves to eaves separation of 7m. The roof overhang appears on the red lined location plan to exceed the site boundaries and therefore overhang into 204's ownership - but Certificate B has been submitted and Notice given.
- 7.9 Any views of the sea from number 204's window are already hampered by the gate, walls and a shed within 204A's garden space, and whilst there is no right to a view, this window does currently enjoy a relatively open aspect of skyline above the boundary walls between the side elevation of number 208 and the existing roof of 204A. The amended plans have removed 2 of the originally proposed roof light windows in the north elevation that, due to their low internal height, could have resulted in direct overlooking and loss of privacy. The remaining roof light in this roof's slope would provide light to the stairwell and be obscure glazed and fixed shut to protect amenity from overlooking.
- 7.10 Therefore the proposed mass and bulk of the extension, and its potential impact in terms of enclosing and overshadowing effect, and loss of outlook to number 204, are the key considerations. There is no doubt that these effects will be felt to a degree by the occupiers of number 204, but whether the adverse impacts are significant enough to materially harm amenity and justify a reason for refusal is debatable.
- 7.11 The wall to wall separation distance would be 10.2m and the matching eaves line with roof sloping away has been kept as low as possible. The orientation is such that some additional overshadowing would occur in the intervening space between dwellings - this space is currently hard surfaced with a mix of paving and artificial grass with a small table and chairs used by the occupiers of 204, and has the access path to number 204A running immediately adjacent it, with no boundary demarcation. But this space is already compromised in terms of shade with the gate and shed of 204A and general enclosure by surrounding buildings. The additional overshadowing and sense of enclosure would be unlikely to detrimentally impact its use.
- 7.12 In terms of light available to 204's south facing window, the adopted Design Guide SPD at paragraphs 5.07 - 5.09 sets out a method to assess any impacts using a 25 degree vertical angle 2m above the ground. Applying this to the plans provided, which do accurately reflect the additional slope of the site, the proposed development would lie completely outside the relevant section, indicating that there would be adequate daylight to number 204's window and interior. Considering the room has a second window then overall it is considered that the light available to the living room would remain adequate. On balance it is considered that the low profile roof and separation distance are sufficient to mitigate any significant harm to the amenity of 204.

Some loss of outlook will be experienced with the skyline view from the window reduced, but it will not be totally lost. Adequate light will still be available to this room to meet the Design SPD guidance.

- 7.13 In terms of impacts on the attached property to the west number 202, this has its private sitting out area up to the shared boundary with number 204 which is divided by a close boarded fence. The proposed curved balcony would be largely set back and aligned with the flat roof of 202 and only marginally project beyond that alignment. The balcony is also set off the shared boundary by some 2m and would have a 1.7m high obscure screen on both sides. This offset siting and screening is considered adequate to protect the occupiers of 202 and also 208 from direct overlooking. It is noted that being on the sea front and immediately adjacent the promenade, these rear amenity spaces are already not very private from passing public, and the proposed balcony would not result in any additional overlooking or loss of amenity.
- 7.14 The proposal also involves obscure glazed windows in the east elevation facing the side of number 208, which also has obscure glazed windows in its side elevation facing the application site. This is considered adequate to protect amenity between both dwellings. Overall it is considered that the proposal will not result in any overlooking and will retain sufficient daylight, and would have limited and acceptable impact on the amenity of the occupiers of 204 from loss of outlook and overshadowing, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) and the adopted Borough Design Guide SPD.

(iv) Parking & Construction Management

- 7.15 The site takes vehicular access from Southwood Road but then only has pedestrian access past 204. The red lined site location plan indicates that both the garage and space off Southwood Road serve 204A. On that basis there would be sufficient parking to serve the extended 2 bedroom dwelling which would require 2 spaces to meet the adopted Parking SPD, 2016.
- 7.16 Third party comment have also raised concern about potential disturbance and damage during construction, as well as retaining unfettered access. Due to the siting of the application site, builders would have to walk all equipment and materials past the side elevation of the frontage dwelling, 204, via a 1m wide pedestrian path. This could cause noise and disturbance and loss of privacy to the occupiers of the frontage dwelling, as well as inconvenience. Whilst construction works are only temporary, nevertheless the particular siting and arrangement of this case presents a real issue and concern to neighbouring amenity. It is considered that in this instance a Construction Management Plan should be conditioned on this householder application, detailing areas for storage, access arrangements, hours of working etc, in an attempt to minimise disturbance to the occupiers of 204. The agent is aware of this requirement and advises that contractors asked to tender will be asked to take this into account.

(v) Flood risk

- 7.17 The site lies within flood zone 2 and 3 where, as minor development, the Environment Agency's standing advice should be followed. The submitted FRA indicates that floor levels will be set no lower than existing levels and flood proofing, such as raised power sockets, doors to accommodate protection barriers, use of proprietary air brick covers etc. This is considered sufficient to protect future occupiers.

8 **Conclusion**

- 8.1 The scale, siting and design of the revised proposal would be visually appropriate to this prominent site, and 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/22/00689 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Site & Location Plan Drawing Number PL.472 A.21 -13. Rev A
Proposed Ground Floor Plan Drawing Number PL.472 A.21 -10. Rev B
Proposed First Floor Plans & Section Drawing Number PL.472 A.21 -11. Rev D
Proposed Elevations Drawing Number PL.472 A.21 -12. Rev C
Flood Risk Assessment by JB architecture

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.

- 4 The hereby approved roof light in the north roof slope shall be fitted with obscure glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and fixed shut as shown on drawing number PL.472.A.21 - 12 Rev C. The windows in the east elevation and balcony screenings shall also be fitted with obscure glass as shown on drawing number PL.472.A.21 - 12 Rev C, with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent). All such glazing shall be retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of adjacent properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 No development shall take place until a construction management plan has been submitted to and approved in writing by the Local Planning Authority, detailing a method statement to minimise noise and disturbance throughout construction to the occupiers of 204. Such matters shall include areas for storage of materials; collection of any rubble and waste; access arrangements, including method of taking materials to the site; hours of work, and method to retain unfettered access to 204.

Thereafter, throughout such site clearance and implementation of the development, the approved construction methods shall be made available and adhered to at all times.

Reason: To safeguard the amenities of the locality and/or in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any other enactment modifying or revoking that Order with or without modification, no additional roof lights or any further alteration or enlargement of the roof as permitted by Classes B or C of the Order shall take place without the prior written permission of the Local Planning Authority, obtained through the submission of a planning application.

Reason: To protect the amenity of the occupiers of 204, having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.