
Site Address: 16 Northney Road, Hayling Island, PO11 0ND
Proposal: Two storey side and single storey rear extension with revised fenestration.
Demolition of existing single garage and rear lean-to.
Application Type: Full Planning Permission
Application No: APP/24/00215 Expiry Date: 13/05/2024
Applicant: Mrs Hockaday
Agent: Case Officer: Bethany Crowther
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises a two storey semi detached dwellinghouse to the north of Northney Road, Hayling Island. The property is set back from the highway and contains painted render and brickwork to the elevations with slate roof tiles.
- 1.2 The surrounding area contains residential properties, with open space located to the front and rear of the application site.
- 1.3 The application site falls within flood zones 2 and 3, the rear of the site is adjacent to the Chichester Harbour National Landscape.

2 Planning History

No recent planning history.

3 Proposal

Two storey side and single storey rear extension with revised fenestration. Demolition of existing single garage and rear lean-to.

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)
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)

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

Recommendation – No objection, subject to implementation with the specified external facing and roofing materials.

I visited the site on 9.4.2024, when the owner was present, viewing the site from the back garden and the street. Having regard to the policy framework* below, I make the following comments.

This site outside but whose rear boundary abuts the National Landscape (formerly AONB) and partly visible from open land to the north where a (bundled/raised) public footpath runs along the shore line to the Harbour.

It was noted that the other half of this pair of semi-detached properties had extended to the rear, but whose rear boundary line was vegetated. The applicant has a relatively open boundary to the rear, but is so distant from the Harbour that the proposed extension at ground floor would not really be visible.

The extensions proposed are sub-ordinate to the host dwelling and would not harm the setting of the National Landscape. The external materials chosen for the work are acceptable.

The person who prepared the drawings may wish to check the proposed elevation, where an existing rear projecting element is shown retained on the side elevation, but does not show on the rear elevation, so must be being removed.

A small but very overgrown outbuilding was noted to the rear of the plot, closest to the National Landscape boundary. The proposed site plan shows some form of extension to this outbuilding, but no elevations have been provided. It may be that the work could be permitted development, but the applicant may wish to clarify this.

The submitted CEMP plan seems acceptable and whilst on site the owner noted the intention to remove a magnolia tree to facilitate the materials storage location. The proposed site plan suggests some replacement tree planting and The Conservancy would be supportive of that. It is noted that a large fir tree is shown to be removed at the front of the site. The Conservancy has no objections to that.

The flood risk assessment is noted. At the time of my visit there had been heavy rainfall and it was noted that local ditch systems were close to overflowing. As such the permeable gravel driveway proposed is essential and perhaps should be conditioned.

Councillor Leah Turner - Hayling East

No comments received.

Councillor Mark Coates

No comments received.

Councillor R Raines - Hayling East

No comments received.

Developer Services, Southern Water

Protection of Public Apparatus

Please see the attached extract from Southern Water records showing the approximate position of our existing public foul and surface water sewers within the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

- The 150 mm public foul sewer and 300 mm public surface water sewer requires a clearance of 3 metres on either side of the gravity sewers to protect it from construction works and to allow for future maintenance access.
- No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water.
- No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of public or adoptable gravity sewers.
- All existing infrastructure should be protected during the course of construction works.

Please refer to: southernwater.co.uk/media/3011/stand-off-distances.pdf

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Foul and Surface Water Drainage

Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging

Arrangements documents which are available on our website via the following link: southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm Sewer
- Combined Sewer

Guidance on Building Regulations is here:

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h
For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing,

West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:

SouthernWaterPlanning@southernwater.co.uk

Ecologist, Planning Policy Team

The dwelling is clad with what appears to be tight fitting slates and overall the building looks in reasonable condition. On that basis I am content to conclude that the likelihood of impacts to protected and notable species is negligible and that ecological assessment is not justified.

If you are minded to grant permission then it may be appropriate to add an informative note reminding the applicant of the legal protection afforded bats and that the work should be carried out sensitively to ensure that impacts continue to be avoided. For example:

Bats and their roosts are protected under the Conservation of Habitats and Species Regulations 2017. All work must stop immediately if bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during development activity - should this occur, works should cease and further advice should be sought from Natural England and/or a professional ecologist.

Natural England Government Team

No comments received.

Southern Gas Networks - stage 1

Please find an extract from our mains records for your proposed work area, any SGN assets are described in the map legend. On some occasions blank maps may be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries.

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed. Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes. A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation. Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes. It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

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: 1

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
- (iv) Flood risk
- (v) Other matters

(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 comprises a two storey side extension to the east of the property with a single storey rear extension to the north and the demolition of existing lean to and garage. The two storey side extension would have a width of approximately 1.8 metres, a length of approximately 6.8 metres and a maximum height of approximately 7.1 metres. The two storey side extension would be set back from the principal elevation by approximately 3.6 metres and would be approximately 0.3 metres below the ridge height of the host dwelling. It is considered that the two storey side extension would be subservient to the host dwelling, therefore satisfying the requirements set out in the Council's Design Guide SPD. The two storey side extension would facilitate a hallway, bathroom and utility area to the ground floor and would serve a bathroom and an extension to bedroom 3 on the first floor. The materials of the two storey side extension would consist of black timber feather edge cladding, brickwork and silicone render, with the roof materials consisting of natural slate to match the existing. The windows and doors would be black aluminium. As the two storey side extension would be set back from the highway, it is considered that the materials are acceptable and would not cause harm to the character of the area.

7.4 The single storey rear extension would extend approximately 6 metres from the original rear elevation wall and have a width of approximately 5.5 metres. The extension would have a pitched roof and have a maximum height of approximately 4.1 metres and an eaves height of approximately 2.5 metres. The single storey rear extension would have a silicone render finish with natural slate roof tiles. The rear extension is considered appropriate in design and would not have a harmful effect on the character of the area.

- 7.5 The proposed development also includes alteration of the driveway to the front of the site. The applicant has submitted a design and access statement, where in which it is proposed that the driveway would be widened and would consist of permeable materials. As such, the construction of the permeable driveway could be undertaken without the need for planning permission. Notwithstanding this, the creation of the driveway is considered to be acceptable, in terms of its impact on the character and appearance of the nearby area.
- 7.6 The design and 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

- 7.7 To the east of the application site is no. 17 Northney Road. It was observed on a site visit that to the west of the neighbouring property is a gravel drive area for car parking spaces. On the west elevation of the neighbouring property there is an entrance door to the property, with four windows on the ground floor and one obscure glazed window on the first floor. At the application site, the existing first floor window is located in the same position as the proposed first floor window serving the bedroom. Although the extension would mean that the window is brought closer to the neighbouring obscure glazed window by approximately 1.7 metres, there would still be an approximate 4.8 metre separation distance between the two windows. The proposed first floor window serving the bathroom would be obscure glazed, therefore it is considered that this window would not lead to unacceptable impact on privacy. The proposed ground floor windows directly facing the neighbouring property would serve non-habitable rooms, therefore, not leading to an unacceptable degree of a loss of privacy. To the rear of the neighbouring property, along the western boundary are two outbuildings. It is considered that the outbuildings would screen any potential impact from the rear extension. It is therefore considered that the proposed extensions would not lead to any unacceptable impacts on the neighbouring property in terms of loss of light, outlook or privacy.
- 7.8 To the west of the application site is no. 15 Northney Road. There is an existing extension and canopy area to the rear of the property. The proposed rear extension would extend approximately 3 metres further than the extension at the neighbouring property. Due to the pitch of the roof, it is considered that the rear extension would not lead to any unacceptable impacts in terms of outlook or loss of light. The proposed roof lights on this elevation would be approximately 2.8 metres from floor level, and therefore would not lead to a loss of privacy at the neighbouring property. The proposed two storey extension is considered to not lead to any adverse impacts to the neighbouring property due to it's location on the eastern elevation.
- 7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy 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) Flood risk

- 7.10 The application site lies within flood zones 2 & 3. The applicant has submitted a flood risk assessment outlining the measures that will be taken to protect the development

from flooding. The applicant has also submitted a design and access statement which confirms that the driveway will be constructed of permeable materials.

(v) Other matters

- 7.11 The application site falls within 50m radius of notable and protected species coastal and floodplain grazing marsh, a SINC and Wader and Brent Goose Strategy candidate, primary support and core area. The Council's ecologist has raised no objection to the proposal.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00215 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:

LOCATION PLANS - EXISTING 88088-01-005 REV A
PROPOSED FLOOR PLAN 88088-01-004B REV A
PROPOSED ELEVATIONS 88088-01-003B REV A
PROPOSED SITE PLAN 88088-01-007B REV A
Materials List
Construction Management 88088-01-008 REV A
Design and Access Statement by HOCKENHOUSER
Flood Risk Assessment by HOCKENHOUSER

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.