

DELEGATED OFFICER REPORT

Site Address: 67A Southwood Road, Hayling Island, PO11 9PT
 Proposal: New flat roof to replace existing pitched roof along with revised fenestration and external weatherboarding to existing single storey rear structure.
 Application Type: Full Planning Permission
 Application No: APP/24/00865 Expiry Date: 16/12/2024
 Applicant: Mr & Mrs Alexander
 Agent: M Farrer Case Officer: Selina Donophy
 MF Designs Ltd
 Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site comprises a detached bungalow located on the north side of Southwood Road, Hayling Island. This property has a tiled, pitched roof with a flat roof dormer set within the roof slope. The elevations are formed from render and there is parking space towards the front of the property, which is located within a small close just off the main highway (Southwood Road).

2 Planning History

APP/12/00293 - Single storey side extension and rear conservatory., REF,16/05/2012
APP/12/00862 - Single storey side extension and rear conservatory. (Revised Application.), PERM,04/10/2012
APP/16/00195 - Demolition of existing building and removal of existing static mobile home. Construction of 1No. 3 bedroom single storey dwelling and provision of on-site parking., WD,12/05/2016
APP/16/00714 - Demolition of existing building and removal of existing static mobile home. Construction of 1No. 3 bedroom single storey dwelling and provision of on-site parking. (Revised application)., WD,31/08/2016
APP/16/01045 - Extension and renovation to existing dwelling to provide proposed single storey designed property with on site parking., UNK,
APP/16/01213 - Extension and renovation to existing dwelling to provide proposed single storey designed property with on site parking.(Approved 09.02.17). Request to Discharge Conditions No. 4, and 5. (05.07.17 Approved 30.08.17 and 13.09.17). Request to Discharge Condition 2 (07.11.17). Request to Discharge Condition 2 (11.07.18), PERM,09/02/2017
APP/18/00921 - Non material change to Planning Permission APP/16/01213 relating to amendment to plans.. PERM,12/10/2018

3 Proposal

New flat roof to replace existing pitched roof along with revised fenestration and external weatherboarding to existing single storey rear structure.

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

CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Mark Coates

No comment received

Councillor Netty Shepherd

No comment received

Councillor Peter Oliver

No comment received

Engineering/Drainage

No drainage comments

Environment Agency

No comment received

Chichester Harbour Conservancy

Recommendation – No objection, subject to implementation with the specified external building materials.

Reasoned justification

A site visit was made on 20-11-2024, viewing the property from this cul-de-sac part of the street, from across Fishery Creek and regard also had to archive photography taken from the water.

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments 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 and Chichester Harbour AONB.
- (iii) Effect on neighbouring properties
- (iv) Biodiversity Net Gain (BNG)
- (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.

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

7.3 This proposal comprises the replacement of the existing pitched roof of the rear extension and replacing this with a flat roof which would have a new total height of approximately 2.8 metres. Other alterations include the addition of weatherboard cladding in light grey to the elevations of the extension and a replacement door and new window to the east elevation. The proposed changes would be occurring to the rear of the property which is not visible from the public realm and the changes are not considered to cause harm to the host dwelling .

To the rear of the site is the Chichester Harbour AONB. The Chichester Harbour Conservancy have been consulted and they uphold no objection to the proposal, which is considered to have very limited impact outside of the site and thus would preserve the natural beauty of the wider landscape in this location. 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 Policies CS12 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

7.4 To the east of the application site is no 69 Southwood Road. The proposed changes are located on the boundary on the west side of the plot and therefore away from this shared boundary. Although a new window is proposed facing east, this would not offer views above the fence line . No harm has been identified to no 69 Southwood Road.

7.5 To the west of the application site is no 65 Southwood Road. The proposed new roof would run alongside the shared boundary with no 65 however a path separates the two. Whilst there would be an increase in roof height of approximately half a metre,

this is not considered to be substantial enough to result in unacceptable overshadowing or overbearing impact to no 65.

7.6 To the rear of the site is no 67 Southwood Road. The proposed changes would be sited fairly close to the rear boundary however they are not considered to result in harm to the amenity of no 67 which is set off the rear boundary.

7.7 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) Biodiversity Net Gain (BNG)

7.8 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

(v) Flood risk

7.9 The site is located within Flood Zone 2 however no additions to footprint are proposed - a Flood Risk Assessment has been supplied.

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/24/00865 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:

3349P01 PROPOSED PLANS
3349P02 PROPOSED ELEVATIONS
3349P03 LOCATION AND BLOCK PLAN
21 Oct 2024 FLOOD RISK ASSESMENT

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 policies CS12 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.