
Site Address: 54 Saltmarsh Lane, Hayling Island, PO11 0JT
Proposal: First floor rear extension and single storey rear extension with skylight.
Application Type: Full Planning Permission
Application No: APP/24/00055 Expiry Date: 20/03/2024
Applicant: Mr & Mrs Miller
Agent: George Gamblin Case Officer: Robert Riley
R & G Design
Ward: Hayling West

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a bungalow with rooms in the roof semi detached dwellinghouse with a front dormer located on the western side of Saltmarsh Lane on Hayling Island. The application site features a front and rear garden and a paved driveway to the front elevation. The property's materials feature brickwork to form the external walls and brown concrete tiles in a pitched gable design to form the roof .
- 1.2 The application site is in an area that could be considered both urban and residential, with the character of the road featuring brickwork two storey and one and half storey dwellings in evidence. There is woodland to the rear of the site.

2 Planning History

04/53606/001 - Rear conservatory., PERM,08/04/2004

3 Proposal

- 3.1 There are 3 elements being proposed to the application site:
- First floor rear extension over existing kitchen/ dining room.
 - Rear extension with approximate width of 7.8 metres, a proposed maximum height of approximately 2.8 metres and a proposed depth of approximately 3.3 metres with skylight to replace conservatory.
 - Installation of side elevation window serving a dining room.

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)
CS16 (High Quality Design)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Brenda Linger - Hayling West

No comments received

Councillor Julie Richardson

No comments received

Councillor Paul Gray

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 sewer within the development site.

- The gravity foul sewer requires a clearance of 3 metres on either side of the gravity foul sewer to protect it from construction works and to allow for future maintenance access.

- No new development or tree planting should be carried out within 3 metres of the external edge of the public gravity foul 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 gravity foul 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.

Southern Water requires a formal application for any new connection to the public foul 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

Langstone Harbour Board

Thank you for consulting us on the above proposal. I refer to the detailed drawings and documents viewed on the Havant Borough Council website concerning the above planning application.

The Board's Planning Sub Committee has considered this application and offers NO OBJECTION to the proposal.

We hope that these comments are of use. Please do not hesitate to get in touch, should you wish to discuss any further.

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: 1

Comment	Officer Comment
Comments received on the now superseded plans. Objects based upon daylight, privacy and outlook due to 12ft separation	Concerns are noted on the now superseded plans, however amended plans which featured a significant reduction in the first floor rear dormer have now been received. No further comments

distance. The proposed building extension, We feel that the loss of natural light to our property would be huge.	submitted.
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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) Ecology

(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

Character, streetscene and bulk

7.3 The works would involve the installation of a rear extension on the ground floor. The rear extension would not be visible in the streetscene, and would be similar in size to the existing rear conservatory. It is considered that the rear extension would appear subservient upon the dwelling and be in keeping with the character of the area. The skylight upon the rear extension is considered acceptable.

7.4 The works would also feature a rear extensions on the first floor to the south and north side of the existing roof in the form of dormer style extensions (without windows).

7.5 The Havant Design Guide SPD ordinarily states "*Dormers should not dominate the roof or the existing building. To help avoid this they should be the same size or preferably smaller than the windows below. Generally the dormers should have pitched roofs, with slopes in keeping with the existing roof*".

7.6 The proposed works in the superseded plans would have featured the rear of the first floor to become primarily a flat roof two storey extension, this was of an unacceptable dominant design. The proposals were amended in order to substantially narrow the width and height of the dormers such that they are now set within the roof slope rather than removing the roof slope and dominating the original dwelling.

7.7 The bulk of the dormers in the amended plans are now significantly reduced. Whilst in design terms the dormers would be preferred to be less wide in accordance with the Havant Borough Design Guide and policy CS16, the dormers are now smaller features on the roof slope retaining the main roof pitch below them and are considered acceptable.

7.8 Regarding the streetscene the first floor rear extension would not be readily visible in the streetscene, receiving shielding from the dwelling, and would only be visible at

limited vantage points on the street. Furthermore to the rear, from the Hayling Billy Trail, it is considered due to the shielding of this path from the trees and vegetation, that the rear works would not be unduly prominent as there would be a very limited visibility of these works. With regards to this, the works are considered on balance acceptable with regards to the impact upon the character of the area.

Materials

- 7.9 The materials proposed to be used in the works to the dwellinghouse would match the existing materials and are considered acceptable.
- 7.10 The design and appearance of the proposal is on balance 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 on balance would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.11 To the northern and southern sides of the application site are properties at Nos 53 and 55 Saltmarsh Lane. Due to proximity, the main impact to assess would be in regard to these two properties. Due to the nature of the works, properties to the front of this dwelling are not considered to be potentially impacted.

No.53 Saltmarsh Lane

- 7.12 The ground floor rear extension would feature only a modest change with regards to the size and is considered to have an acceptable impact upon No.53 due to a separation distance of approximately 2 metres from No.53's curtilage and that it would be of a similar size to the existing conservatory. The first floor rear dormers, have been substantially reduced in scale, the superseded plans, had a design that was considered to potentially overshadow No.53. As the dormer in the amended plans would feature a substantial set back from the eaves lines, it is considered that the proposed design would have an acceptable impact upon No.53 with regards to overshadowing, and that due to the setback would not feel overbearing upon this dwelling. With regards to overlooking concerns, the dormer would not overlook this property and would not add any additional fenestration. It is noted that there is a window serving the rear extension at ground floor level and it is noted that it would replace existing clear fenestration of the conservatory and is considered acceptable. Furthermore there would be a new window to serve a dining room, this would be clear, and though would receive partial screening from boundary treatment, would allow views of an obscure window serving No.53's bathroom, furthermore it could only permit minor oblique views of the garden from its proposed location. With regards to this window it is considered acceptable as it would not unacceptably increase harmful overlooking of No.53 as it is at the ground floor level.

No.55 Saltmarsh Lane

- 7.13 The ground floor rear extension would feature a similar size to the existing conservatory and is considered to have an acceptable impact upon No.55. The first floor rear dormer, was significantly reduced in scale in the amended plans, and is not considered to overshadow this dwelling due to shielding from the existing roof. With regards to overlooking, it is considered to have an acceptable impact, as there is no additions to fenestration on the southern elevation.

- 7.14 Consequently, it is considered that the proposal would 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 one letter of objection was received with respect to the original scheme.

(iv) Ecology

- 7.15 As part of the application process, there was communication between the officer and the Council's Ecologist about the potential for bats due to the works to the roof. The ecologist has confirmed that a full assessment is not required and an informative has been requested to be added, if permission is forthcoming, an informative will be added about the potential for bats in the roof .

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/24/00055

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:

Drawing Number: MILLER 394.1 Existing: AMENDED EXISTING FLOOR AND ELEVATION PLANS : Uploaded 26/06/2024
Block/Site plan: Dated 23/01/2024
Site/Location plan: Dated 23/01/2024
Drawing Number: Miller B C 394. 4 F: AMENDED PROPOSED ELEVATIONS/FLOOR PLANS/ ROOF PLAN: Uploaded 26/06/2024

Reason: - To ensure provision of a satisfactory development.
- 3 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.

