
Site Address: 3 Sandy Beach Estate, Hayling Island, PO11 9RG
Proposal: Front extension of the existing first floor, creation of an additional second floor attic bedroom and change in external materials.
Application Type: Full Planning Permission
Application No: APP/24/00167 Expiry Date: 26/07/2024
Applicant: Mr Witherington
Agent: Mr Bayley Case Officer: Robert Riley
 RBA
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site relates to an existing two storey, flat roofed with parapet wall, semi-detached dwelling located within the private Sandy Beach Estate, at the eastern end of Hayling Island. The site is located on the western side of the Estate near to the Sandy Point Nature Reserve which is designated as an AONB, SSSI and SPA. The defined urban boundary (Policy AL2 and CS17) runs along the rear eastern boundary of the Sandy Beach Estate site.
- 1.2 The existing property is adjoined to No.2. The frontage and side of the site contains a driveway, providing parking for the dwelling.
- 1.3 The Estate has been constructed around a communal green area and comprises properties of a similar age and flat roofed style, however, many have been altered and extended and there is now little uniformity regarding the style or materials used of the dwellings although render and cladding materials are pre-dominant.
- 1.4 There are several other examples of second floor planning applications within the estate, including number 24 to the east of the estate; number 20 also to the east which is a three storey replacement dwelling having gradually stepped back elevations (permitted under ref APP/14/00373); and number 27 to the south west of the estate (approved under APP/16/00164). Permission was also granted for second floor additions at number 23 to the east under ref APP/19/00991, at number 7 in the north-west corner under APP/22/00125 and number 30 most southerly dwelling located on the eastern side of the Estate under APP/23/00475.

2 Planning History

No relevant history

3 Proposal

There are 4 proposals to the application site:

- Front extension of the existing first floor.
- Creation of an additional second floor attic bedroom.
- Changes to external wall materials.
- Changes to roof material.

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)

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**

Chichester Harbour Conservancy

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

A site visit was made 25.3.2024 and having regard to the Policy framework* below, the proposed works, would not have an adverse impact to the setting of the AONB, which is easily appreciated when walking the shoreline public footpath.

As originally constructed, these two storey, art deco styled, detached dwellings would have had a simple, pleasing uniformity of appearance as a set piece development. Most have now been heavily altered, with some also building structures on the roof/sun deck, which has disturbed the previous simple uniform skyline.

The site is set back some distance from the Sandy Point Nature reserve to the east which is part of the AONB, also having SSSI designation.

The abutting property to the south has also altered their first floor front elevation in a similar way, so the proposed works would re-establish some of the original symmetry of the pair and the second floor is set well back from the face of the dwelling.

Similar 2nd floor extensions have been consented at the Sandy Beach Estate –
No. 20 – APP/14/00373 – 2-6-2014 (and later variations to original consent)
No. 27 – APP/16/00164 – 11.4.2016
No.23 – APP/19/00991 – 15-11-2019
No. 7 – APP/22/00125 – 5-5-2022
No. 25 - APP/22/01210 – 30-3-23

This sad trend seems to have started with No. 24, where despite permission having been refused 2-9-1982 under reference 30563 for a flat roof observatory/conservatory, this seems to have been allowed at Appeal.

*Policy framework

NPPF – 1-3, 6-12, 20, 28, 38-39, 43, 47-48, 55, 131, 135, 139-140, 157-159, 160, 162-164, 180, 182, 224-225; NPPG ID's – 6-8, 21a, 26; HBLP – CS11, CS12, CS16, DM9; HBLPA – AL1-AL2; SPG/SPD.

NPPF – National Planning Policy Framework (December 2023)

NPPG – National Planning Practice Guidance (2014)

HBLP – Havant Borough Local Plan Core Strategy (2011)

HBLPSA – Havant Borough Local Plan Site Allocations DPD (2014)

SPG/SPD –Borough Design Guide

Councillor Leah Turner - Hayling East

No comments received

Councillor Mark Coates

No comments received

Councillor R Raines - Hayling East

No comments received

Ecologist

Unlike other applications in this estate it's further away from the particularly sensitive areas and impacts are unlikely.

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: 4

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 and upon the National Landscape (AONB)
- (iii) Effect on neighbouring properties
- (iv) Ecology

(v) Flood Zone

(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 upon the National Landscape (AONB)

7.3 The proposal seeks to extend the first floor with a front extension, the addition of a second floor, and changes to roof and external wall materials.

Character, bulk and the streetscene

7.4 Given the mixed character of the Sandy Beach Estate with other examples of second floor additions to previously flat roofed dwellings, the principle of a new floor at this dwelling is considered appropriate (subject to analysis of the impact on neighbouring properties see (iii) below). The design would feature a pitched roof to the western rear side, which given other contemporary external appearances and roof styles, is not considered inappropriate to the context of the site.

7.5 Notwithstanding the variety of dwelling heights on the wider estate it is acknowledged that the proposals would be relatively prominent. With regards to the changes to feature a second floor on the estate, these changes are seen on the northern and eastern sides of the estate. Regarding the application site's immediate neighbours No's 2 and 4 - No.2 is a two storey flat roofed property and No.4 is two storey but with a taller pitch roof. The works would result in some loss of symmetry between Nos 2 and 3 as a result of the second floor addition, however, this is already the case to a degree as No.2 has a forward projecting first floor. Officers note that changes may be visually contrasting especially to the front. It is noted the Havant Borough Design Guide SPD prefers extensions to be in keeping with existing dwellings and their streetscene. With regard to the 3 storey design, whilst it is acknowledged that this change although not in keeping with the immediate streetscene, in the context of the wider estate it is considered that the set back second floor would have an acceptable appearance. Additionally the proposed works would result in an uplift in the appearance of the building and it is not considered that the proposals would negatively harm the character and appearance of the area and is therefore considered acceptable with regards to its design.

7.6 At present, there is a roof access enclosure above the first floor level where the second storey would go, the presence of this roof access enclosure takes up approximately 1/3rd of the width of a floor. The presence of the roof access enclosure would mean that the height of the dwelling would remain similar at approximately 7.8 metres. It is noted that this roof access enclosure has a width of approximately 1.7 metres and that although it would be unlikely to be seen to be comparable to a floor, it would lessen the sense of the increase of bulk.

7.7 The proposal seeks to provide a front extension to the first floor, in consideration of the limited mass and bulk that this would provide and that it would promote more symmetry with the neighbouring dwelling, the first floor front extension would not be unduly prominent and would have an acceptable impact with regards to the character of the area.

Materials

- 7.8 With regards to the character and streetscene, it is considered that the proposals with regards to changes to materials, including rendering with James Hardy boarding to match the neighbouring dwelling would provide an uplift to the dwelling and be more in keeping as an semi-detached pair. Furthermore, with regards to the various designs and colours noted amongst dwellings on the estate, this change would not contrast and is considered acceptable. The changes to the roof material to feature high performance felt and natural slates to the rear slope would be considered acceptable.

National Landscape (AONB)

- 7.9 Due to proximity to the National Landscape (AONB), the Chichester Harbour Conservancy were consulted during the application process. It is acknowledged that Chichester Harbour Conservancy provided no objection to the works with regards to the setting of the AONB stating that the application site "*...is set back some distance from the Sandy Point Nature reserve to the east which is part of the AONB, also having SSSI designation*". and noting the lack of uniformity of the surrounding estate. The impact on the AONB is considered to be limited and acceptable.
- 7.10 The design and appearance of the proposal is on balance appropriate in context to the main building and is therefore considered to be acceptable, thereby not meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is considered on balance that the scheme would not result in an adverse impact on the visual amenity of the locality and upon the nearby National Landscape.

(iii) Effect on neighbouring properties

- 7.11 To the northern, southern and western sides of the application site are properties at Nos 4 and 2 Sandy Beach Estate and No.4 Bosmere Road. Due to proximity, the main impact to assess would be in regard to these three properties. Due to the nature of the works It is considered that properties to the front of the dwelling would not be impacted due to sufficient separation distances. Furthermore the changes to external materials of the dwelling are considered acceptable with regards to neighbourly impact.

No.4 Sandy Beach Estate

- 7.12 No.4 Sandy Beach is located to the northern side of the application site with a minimum separation distance of approximately 2.5 metres and a maximum of approximately 5 metres. There would be no additional fenestration that would face No.4, and the rear addition in fenestration will be conditioned to be non-opening and obscure, so would not be able to provide oblique views of No.4, in light of this, it is not considered that there would be an unacceptable impact regarding overlooking.
- 713 With regards to overshadowing concerns, it is noted that the height of the dwelling would not be significantly increased by this proposal and would be approximately 7.8 metres tall, however, this is regarding that the roof access enclosure on the roof would be removed as part of the scheme. It is noted that there is one window on No.4's southern elevation on the first floor serving a bathroom, which is an obscure non-habitable room window, this relationship is considered acceptable. As the two dwelling line up in terms of their main structure officers are satisfied that overshadowing of this property would not be unacceptably impacted as it would not impact the rear garden unacceptably. With regards to overbearing concerns, whilst it

is noted that No.3 when viewed from No.4 and its amenity space, would have a significant presence, it is noted that the plans were amended by the agent to feature a significant set back on the rear of the 2nd floor, reducing the impacts of bulk and would not be considered to be overbearing upon this property. With regards to the first floor front extension aspect, it would not overlook this property, it is furthermore noted that any impacts of overshadowing due to increases in height would face a garage, which is not a habitable room and that furthermore it features a modest depth therefore officers consider this front first floor extension to be acceptable with regards to overshadowing and a sense of overbearing. With regards to these concerns this proposal would be considered to have an acceptable impact upon No.4 Sandy Beach Estate.

No.2 Sandy Beach Estate

- 7.14 No.2 Sandy Beach estate is attached to No.3 and is located to the south of the extension. It is noted that the first floor rear extension, would acceptably impact this property as it would be brought forward to the building line of No.2's ground and first floor and would not face any windows and would not overshadow this dwelling. With regards to overlooking, this proposal would be acceptable as no additional fenestration would be facing No.2. The rear windows on the second floor, would permit oblique views of No.2's back garden, however if permission is forthcoming, these would be conditioned to be obscure and non opening and would not be able to increase overlooking. With regards to a sense of overbearing, this proposal would be readily visible from the rear garden and add a significant sense of bulk from No.2's rear garden space. However the plans have been subsequently amended and would feature significant setback and would part replace a 1.7 metre roof access enclosure somewhat lessening the impacts of scale, with regards to the added bulk of the second floor, it is considered that despite the increase in bulk from No.2 and it's amenity space, that it would be acceptably impacted.

No.4 Bosmere Road

- 7.15 No.4 Bosmere Road is a single storey bungalow located to the western side of the application site. The first floor front extension would not impact this property due to shielding from the existing dwelling of No.3. It has been considered important to assess the impact of the addition of the 2nd floor upon this dwelling. There would be 2 windows to the rear of the 2nd floor, these were measured to be at 1.6 metres cill height. These would face No.4 Bosmere Road and would face 2 clear windows, two obscure windows and an obscure glazed kitchen door, if permission was forthcoming however, the proposed windows on No.3 Sandy Beach Estate would be conditioned in order to be obscure glazed and non opening, these windows under such a condition would be acceptable and therefore the potential issue of overlooking is therefore considered to be acceptable in this proposal. In addition the proposal results in the removal of potential overlooking from the current potential use of the roof area as a sun deck.

- 7.16 It has been considered important to assess the potential impacts of overshadowing and the sense of overbearing upon No.4 Bosmere Road. The dwelling, is located approximately 13.5 metres from No.3 Sandy Beach Estate. It is noted that with the setback of the proposal in the amended plans if the rear is to be considered 2.5 storeys, the Havant Borough Design Guide SPD's standards would seek a 26 metre separation distance in such a case. With regards to this, the new floor would not be compliant with the Havant Borough Design Guide SPD. It is however noted that the proposals result in the removal of an existing parapet wall flush with the rear wall of the existing dwelling. In addition the proposal results in the removal of the existing roof access structure. The new second floor would feature a pitched roof starting lower than the existing parapet wall and sloping away from No.4 Bosmere Road. As a result very little additional bulk would be perceived from the rear and the relationship between the two dwellings is on balance considered acceptable.
- 7.17 Due to concerns about overshadowing, the application includes an assessment of daylight. The agent submitted plans, showing a light test shown in "*Figure 5.2: Daylight checking for new buildings adjacent to existing homes*". The design was shown to meet this test and with regards to this, officers are satisfied that this proposal would not increase overshadowing to No.4 Bosmere Road.
- 7.18 Consequently, on balance, it is considered that the proposal would not appear overbearing and lead to a loss of outlook and privacy and on balance would have an 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) Ecology

- 7.19 The application site, is in proximity to a Site of Specific Scientific Interest (SSSI); the Sandy Point Nature reserve and other protected areas as set out above. In light of this the ecologist was consulted during the application process whereby the ecologist commented "*Unlike other applications in this estate it's further away from the particularly sensitive areas and impacts are unlikely.*" In light of this and with regard to the domestic scale of the proposal, it is not considered that this development would have a harmful impact on the ecology of Havant Borough.

(v) Flood Zone

- 7.20 The site is located in flood zone 3 however as the works are to render the property or are otherwise to take place on the upper floors, a flood risk assessment was not requested for this application.

8 Conclusion

- 8.1 The proposed works to the first level, addition of a second level and changes to external materials are considered acceptable in principle, and on balance appropriate to the character and design of the Sandy Beach Estate, and their impact on the character of the area and AONB would not be harmful. It is considered on balance that the proposal would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.
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9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00167

- 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 Plan: Uploaded 4/3/24

Drawing Number: EB/362/02 Revision C: PROPOSED ELEVATIONS:

Uploaded 20/5/24

Drawing Number: EB/368/03 Revision B: PROPOSED GROUND AND FIRST FLOOR PLANS: Uploaded 4/6/24

Drawing Number: EB/368/04 Revision B: PROPOSED ROOF PLANS:

Uploaded 4/6/24

Drawing Number: EB/368/06 Revision A: PROPOSED STREETSCENE:

Uploaded 20/5/24

Drawing Number EB/368/07 Revision A: BLOCK PLAN: Uploaded 6/3/24

Drawing Number: EB/368/08 Revision D NO LOST LIGHT STUDY: Uploaded 4/6/24

Drawing Number: EB/368/09 Revision D: SECTION SHOWING NEW STAIRS: Uploaded 4/6/24

DESIGN AND ACCESS STATEMENT Richard Bayley Associates March 2024: Uploaded 6/3/24

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and design and access statement 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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the velux windows proposed for the second floor on the rear facing elevation shall be non-opening and feature textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

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