
Site Address:	102 The Kench, Ferry Road, Hayling Island, PO11 0DQ		
Proposal:	Side Extension, replacement of windows including rectangular bay windows, and external cladding to all elevations.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00071	Expiry Date:	25/03/2024
Applicant:	Mr Upton		
Agent:	Mr I Murray	Case Officer:	Josephine Lacey
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 102 The Kench, Ferry Road, Hayling Island, is a one-storey chalet within the inlet The Kench. It is located within the south east corner of the inlet adjacent the shoreline of Langstone Harbour. The surrounding chalets are of similar scale, with varied design, some being more modern in appearance than others. The structures have evolved with mobile homes / park homes becoming permanent over time with the primary use of the site as a holiday park.
- 1.2 The chalet is constructed with brick, with pink rendered walls, brick pillars and corner pillars. There is a timber porch central to the south east elevation and varied windows across all elevations, with uPVC, wood and aluminium. The windows are also varied in size, with bay windows within the south west and north west elevations. There is a timber decking area to the north east of the chalet which borders the single on the shoreline. Within the north east elevation, there are uPVC doors which lead to the decking. The roof is flat and constructed with felt. The chalet is relatively small in scale with a length of 12m, width of approximately 6m excluding the porch, and a height of 2.8m.
- 1.3 The site lies beyond the defined urban area and within the open countryside for Development Plan purposes, but The Kench is in itself a relatively dense pocket of developed area at the end of the peninsula with ferry road featuring chalet dwellings. The site also lies within the Coastal Zone and Flood Zone 2/3 and adjacent to the Langstone Harbour Site of Special Scientific Interest (SSSI), the Chichester and Langstone Harbours Ramsar and Special Protection Area (SPA) and the Solent Maritime Special Area of Conservation (SAC).

2 Planning History

None recent or relevant.

3 Proposal

Side Extension, replacement of windows including rectangular bay windows, and external cladding to all elevations.

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)
DM9	(Development in the Coastal Zone)
CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
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)
AL1	(Presumption in Favour of Sustainable Development)

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

5 **Statutory and Non Statutory Consultations**

Chichester Harbour Conservancy

The site is well outside of the Chichester Harbour AONB and The Conservancy has no comments to offer on the application.

Councillor Brenda Linger - Hayling West

No comments received.

Councillor Julie Richardson

No comments received.

Councillor Paul Gray

No comments received.

Engineering/Drainage

No comments received.

Environment Agency

We have no objection to the proposal as submitted.

Advice to applicant:

Flood risk standing advice

The proposed development falls within Flood Zone 2 and 3, which is land defined in the planning practice guidance as being at risk of flooding.

We have produced a series of standard comments for local planning authorities and planning applicants to refer to on 'lower risk' development proposals. These comments replace direct case-by-case consultation with us. Your proposal falls within this category.

These standard comments are known as Flood Risk Standing Advice (FRSA). They can be viewed at <https://www.gov.uk/guidance/flood-risk-assessment-for-planningapplications#when-to-follow-standing-advice>.

We recommend that you view our standing advice in full before submitting the required information as part of your planning application. The local planning authority will then determine whether flood risk has been considered in line with FRSA recommendations.

We will not be consulted on this planning application.

Advice to LPA/applicant:

Flood resistance and resilience

We strongly recommend the use of flood resistance and resilience measures. Physical barriers, raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage. To find out which measures will be effective for this development, please contact your building control department. If you'd like to find out more about reducing flood damage, visit the Flood Risk and Coastal Change pages of the planning practice guidance.

Further guidance on flood resistance and resilience measures can also be found in:

Government guidance on flood resilient construction

<https://www.gov.uk/government/publications/flood-resilient-construction-of-newbuildings>

CIRIA Code of Practice for property flood resilience

https://www.ciria.org/CIRIA/Resources/Free_publications/CoP_for_PFR_resource.aspx

British Standard 85500 – Flood resistant and resilient construction

<https://shop.bsigroup.com/ProductDetail/?pid=000000000030299686>

Signing up for flood warnings

The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit <https://www.gov.uk/sign-up-for-flood-warnings>. It's a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up.

Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

For practical advice on preparing for a flood, visit <https://www.gov.uk/prepare-forflooding>.

To get help during a flood, visit <https://www.gov.uk/help-during-flood>.

For advice on what to do after a flood, visit <https://www.gov.uk/after-flood>.

Hampshire Wildlife Trust, Beechcroft House

No comments received.

Langstone Harbour Board

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.

Natural England Government Team

NO OBJECTION

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites.

Natural England's generic advice on other natural environment issues is set out at Annex A.

Comment following HRA:

DESIGNATED HABITATS SITES – NO OBJECTION SUBJECT TO SECURING APPROPRIATE MITIGATION

This advice should be taken as Natural England's formal representation on appropriate assessment given under regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 (as amended). You are entitled to have regard to this representation. With regard to European Sites, Natural England does not object to the granting of this permission subject to the advice given below.

Your appropriate assessment, dated 13th March 2024, concludes that your authority is able to ascertain that the proposal will not result in adverse effects on the integrity of any of the sites in question. Having considered the assessment, and the measures proposed to mitigate for all identified adverse effects that could potentially occur as a result of the proposal, Natural England advises that we concur with the assessment conclusions.

The application is supported by a Construction Environmental Management Plan (CEMP). Natural England advises that the CEMP should be submitted to and approved in writing by your authority's ecologist. It should set out the steps and procedures that will be implemented to avoid or mitigate adverse effects on integrity on the adjacent Habitats Sites during construction.

The CEMP should address the following impacts:

- Storage of construction materials/chemicals and equipment;
- Dust suppression
- Chemical and/or fuel run-off from construction into nearby watercourse(s)
- Waste disposal
- Noise/visual/vibrational impacts

The approved CEMP should be secured via an appropriately worded condition attached to any planning consent and shall be adhered to at all times, unless otherwise first agreed in writing with the Local Planning Authority.

Officer comment:

CEMP agreed with the Council's Ecologist.

Ecology

I would not raise any overriding ecological concerns with the proposed development although the sites location is sensitive, and specific measures to avoid ecological risk will be required.

The site is situated immediately adjacent to parts of the Solent Maritime Special Area of Conservation (SAC) and Langstone Harbour Site of Special Scientific Interest (SSSI). The proposed works therefore have some potential to result in impacts to internationally and nationally designated nature conservation sites and the species they support. Given the scale of proposed works, I would suggest that impacts are likely to result from visual and noise disturbance and possibly airborne and waterborne pollution (such as construction waste/litter). I would recommend that a Construction Environment Management Plan (CEMP) is secured by condition.

The CEMP should identify the potential impact pathways (noise and visual disturbance, airborne and waterborne pollution) and provide measures to ensure that impacts are avoided. Measures may include avoiding works within the overwintering season between 1 October and 31 March, the use of noise abatement measures, and the control of construction waste. As competent authority under the Habitats Regulations, Havant Borough Council will need to ensure that it has documented the Habitats Regulations Assessment process and reviewed any necessary impact avoidance measures.

Officer comment:

It has since been confirmed by the Council's Ecologist by email on 15/04/2024 that the CEMP is satisfactory.

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: 3

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
- (iii) Effect on neighbouring properties
- (iv) Effect on Langstone Harbour
- (v) Flood Risk
- (vi) Effect on wildlife

(i) Principle of development

7.2 The application site is located outside the defined urban area within a non-urban area. Policies AL1 and AL2 in the Havant Borough Council Local Plan (Allocations) July 2014 are relevant and Policy AL2 states that planning permission will be granted for developments within undeveloped gaps or non-urban areas that help to define the separate identity of settlements and prevent their coalescence where development relates to small scale householder development. The proposed development is for minor works to the property. The development would not undermine the separate identities of settlements or result in their coalescence. As such, there is no objection in principle to the proposal, subject to compliance with other Development Plan Policies.

7.3 The Kench has evolved over a long period primarily as a holiday park with mobile homes / park homes and structures that have become permanent over time. There are a mix of styles, ages and sizes that reflect the evolution and replacements that have taken place at the site over the years. This application reduces the footprint of the chalet and alters the external appearance. Given the informal low lying coastal character of the area which is part of the countryside, it is important to consider the visual impact of this change in materials on the surroundings.

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

7.4 The proposal reduces the footprint of the chalet by removing the bay windows to alter the fenestration. Within the south west elevation, two windows are removed and replaced with one larger window serving the master bedroom. Within the south east elevation, the two southern-most windows would be reduced in size to serve bathrooms. The porch would be converted to be used as a kitchen, being slightly reduced in size. There would be a door and two windows facing east. Within the north east corner of the chalet, the existing windows are replaced with sliding doors extending approximately 0.3m from the protruding kitchen area by 2.7m along the south east elevation and by approximately 4.5m along the north east elevation. Within the north west elevation, there are two central windows remaining from the original design, and the two windows either side are removed.

- 7.5 The materials of the proposal are a key element of the altered design of this chalet. The existing walls are pink rendered with brick pillars and corner pillars. Cedral click grey cladding is proposed, with the removal of the pillars. The original windows were mixed in style with wood, aluminium and white uPVC. These are proposed to be replaced with Umbra grey composite/ uPVC windows. The external doors as existing are mixed in style, with aluminium and uPVC. They are proposed to be replaced with Umbra grey composite/ uPVC. The existing roof is felt and is proposed to be replaced with high performance felt/ single ply. Within The Kench, the styles of dwelling are varied, with many chalets being completed in light neutral colours. Considering this, the design is appropriate in context of the surrounding 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 north west is No.103 The Kench. This property is approximately 2.5m from the application site. The proposal does not increase the footprint of the chalet, and the windows within the elevation facing this dwelling are reduced to two, meaning that there will be no loss of privacy, light or outlook to this neighbouring dwelling, and it is not considered overbearing.
- 7.8 To the south east is No.101 The Kench. This chalet is approximately 8m from the application site. The proposal would have new windows within the elevation facing this property, but there are already windows that face this dwelling in a similar context. Considering this, and that the proposal does not increase the footprint of the dwelling, there would not be a loss of privacy, light or outlook to this dwelling as a result of this development, and it would not be overbearing.
- 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) Effect on Langstone Harbour

- 7.10 The site is located within the Coastal Zone on the shore of Langstone Harbour, and is therefore a sensitive location. The Langstone Harbour Board were consulted on the application and raised no objection to the development. The design is considered to be appropriate within this location and will not have a detrimental impact on the landscape. Considering this, the proposal accords with policies DM9 and CS11.

(v) Flood Risk .

- 7.11 The site is located within Flood Zone 2 and 3. The applicant has provided a Flood Risk Assessment, which details that floor levels within the proposed development will be set no lower than existing levels and flood proofing of the proposed development has been incorporated where appropriate. The Environment Agency have been consulted on the application and have raised no objection to the proposal. Considering the submitted Flood Risk Assessment and response from the Environment Agency, the proposal accords with Policy CS15.

(vi) Effect on wildlife

7.12 The site is located in a sensitive location in terms of its proximity to wildlife within Langstone Harbour. Hampshire Wildlife Trust have not provided a consultation response to the application. Natural England raised no objection to the proposal, subject to securing appropriate mitigation. It was recommended that a CEMP is submitted and agreed by the Council's Ecologist. This has been submitted and agreed. Therefore, the proposal is considered to accord with Policy CS11.

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, Langstone Harbour and wildlife. On this basis it is recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00071 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:

29 Jan 2024	A101	LOCATION PLAN
29 Jan 2024	A111	PROPOSED SITE AND LOCATION PLANS
29 Jan 2024	A112	PROPOSED GROUND FLOOR PLAN
29 Jan 2024	A113	PROPOSED ELEVATIONS
29 Jan 2024	A114	SITE SECTIONS
29 Jan 2024	A115	PROPOSED SITE VIEWS
29 Jan 2024	A116	PROPOSED SITE VIEWS 2
29 Jan 2024		DESIGN AND ACCESS STATEMENT
27 Mar 2024		Construction Environment Management Plan

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 development hereby permitted including demolition shall be carried out fully in accordance with the approved Construction Environmental Management Plan unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to control the demolition and construction phases to prevent harm to internationally and nationally protected sites and protected species together with the character and amenities of the area and neighbouring residents having due regard to policies CS11, DM8 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011, the Wildlife and Countryside Act, the Habitat Regulations and the National Planning Policy Framework.