
Site Address: 51 North Shore Road, Hayling Island, PO11 0HN
Proposal: Two storey side extension with rear balcony, single storey front and rear extension and summer house to rear of property.
Application Type: Full Planning Permission
Application No: APP/22/00774 Expiry Date: 30/09/2022
Applicant: Mr & Mrs Lenney
Agent: Mr Vaizgenis Case Officer: Joseph Toole
 Hebden Design Studio
Ward: Hayling West

Recommendation: **GRANT PERMISSION**

1 Site Description

51 North Shore Road, Hayling Island, is located to the north west side of North Shore Road. The application site is a two storey detached property comprising of grey cladding and plain roof tiles. The property backs onto the foreshore. Vehicular access is from North Shore Road with parking to the front.

The property is located within a residential area with surrounding properties differing in style and design.

The application site is located in Flood Zone 2/3.

2 Planning History

APP/21/00885 - Two storey side and front extension and single storey rear extension with balcony., PERM, 12/10/2021

APP/22/00176 - Two storey front and side extension, with a single storey extension containing a balcony at the rear; summer house to rear of property., REF, 23/06/2022

3 Proposal

The proposal would involve a two storey side extension with rear balcony, single storey front and single storey rear extension and a summer house to the rear of the property.

Under reference APP/21/00885 planning permission was granted for a two storey side and front extension and single storey rear extension with a balcony. The proposed two storey side and front extension had a pitched roof design. A new application was submitted under reference APP/22/00176 which had a flat roof two storey side and front extension. This was refused due to the following reason:

The proposed front extension by reason of its design and appearance would be an incongruous and prominent feature which would dominate the host dwelling, which would be significance detrimental to the character and appearance of the locality and the visual amenity of the street scene.

This is a revised application to the previous refusal (APP/22/00176). Following negotiations, the changes involve the two storey front extension being removed,

instead having a mono pitched and flat roof two storey side extension. The proposed works to the rear and the summer house remain the same.

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

CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
DM10	(Pollution)

Havant Borough Local Plan (Allocations) July 2014

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor Brenda Linger - Hayling West

No Comment.

Councillor Clare Satchwell - Hayling West

No Comment.

Councillor Julie Richardson

No Comment.

Developer Services, Southern Water

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

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.

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

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

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: 7

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
- (iii) Effect on neighbouring properties
- (iv) Flood Risk
- (v) Ecology
- (vi) CIL
- (vii) Parking
- (viii) Drainage

(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 proposed works would have grey cladding and dark grey zinc cladding on the walls and clay roof tiles on the mono pitched roof and a zinc roof on the flat roof. This is considered to be inkeeping with the context of the main dwelling and surrounding area being a modern contemporary design.
- 7.4 The proposed two side extension would be visible from the street scene. Due to its roof design it is considered to be inkeeping with the main dwellinghouse and character of the area. The proposed front extension is considered to be of modest size not having an adverse impact on the character of the area. Although the proposed works are substantial, they are considered to be of similar scale, to the proposal already granted under reference APP/21/00885, which would not have an adverse impact on the character of the area.
- 7.5 The proposed summerhouse would be located within the rear garden to be used as an outdoor dining/living space for the occupiers. This is considered to be ancillary to the main dwellinghouse and has been conditioned to remain as such.
- 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

- 7.6 To the front on the ground floor there would be a window within the proposed front extension serving the office. As this would face out onto the front garden and properties opposite it is not considered to cause harmful overlooking. At first floor level within the proposed side extension there would be two windows serving the en-suite. These would create similar views to that already established on site and is not considered to cause any form of overlooking to the neighbouring properties.
- 7.7 On the north side at ground floor level there would be a door and window into the proposed front extension. Due to the separation distance and existing screening it is not considered to cause harmful overlooking to the occupiers of No.53 North Shore Road. There would be two sets of bi-folding doors within the proposed rear extension facing the shared boundary with No.53 North Shore Road. These views would be screened by the existing 1.8 metre high fencing therefore it is not considered to cause harmful overlooking. Furthermore, the proposed rear extension would be approximately 12.5 metres away from the shared boundary with No.53 thus it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring occupiers.
- 7.8 On the south side there would be a new door on the ground floor which would be screened by the existing 1.8 metre high brickwall. On the first floor there would be a new window within the dressing room facing the side wall of No.49 North Shore Road. This window has been conditioned to be obscurely glazed and fixed shut below 1.7 metre floor level to prevent overlooking. The proposed two storey side extension would be approximately 5 metres from the side wall of No.49 which is not considered to appear overbearing or result in the harmful loss of light to the neighbouring occupiers. Furthermore, the proposed single storey rear extension would be screened by the neighbouring building to the rear of No.49. As a result it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring property.
- 7.9 To the rear there would be bi folding doors within the proposed rear extension facing

out onto the rear garden. Due to the existing screening it is not considered to overlook any properties. There would be a balcony above part of the single storey rear extension nearest to the dwelling which would look out on to the rear garden and water to the back. This would create similar views to that already established on site and due to the balcony being set back it is not considered to directly overlook the private amenity space of the neighbouring properties either side.

- 7.10 Due to the size and position of the proposed summerhouse it is not considered to have an adverse impact upon any neighbouring properties.
- 7.11 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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

- 7.12 The application would be classed as a 'minor development and according to the National Planning Practice Guidance (NPPG) unlikely to cause flood risk unless they would have an adverse effect on a watercourse, floodplain or its flood defences; they would impede access to flood defence and management facilities, or; where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows. The proposal should not effect these areas.
- 7.13 The application site is partly in Flood Zone 2/3 - however this solely relates to part of the rear garden with neither the existing dwelling nor the proposed extensions within these Flood Zones. The applicant's submission confirms that floor levels within the proposed development will be set no lower than existing levels and flood proofing of the development will be incorporated where appropriate. The proposed development is classed as minor development and unlikely to increase the risks associated with flooding to the site and elsewhere and therefore accords with policy CS15 of the Core Strategy.

(v) Ecology

- 7.14 The application site is within 50 metres of an SSSI. Due to the nature of the proposed development and separation distance it is not considered to have a negative impact upon the ecology of the area.

(vi) CIL

- 7.15 The proposed works would be over 100 sqm therefore CIL liable. The applicant indicated they would make a claim for extension relief.

(vii) Parking

- 7.16 The proposed development would involve the part conversion of the garage and continue to provide 3 bedrooms therefore 2 car parking spaces are required on site according to the Havant Borough Parking Standards SPD. There is sufficient car parking on site to accommodate this.

(viii) Drainage

- 7.17 Southern Water commented on the application raising no objection. An informative has been added to the decision.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area and neighbours and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00774

- 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 and Block Plan - 2121 3.000 REV 02
Block Plan - 2121 3.001 REV 03
Proposed Ground Floor Plan - 2121 3.100 REV 03
Proposed First Floor Plan - 2121 3.101 REV 03
Proposed Summer House Floor Plan - 2121 3.103 REV 00
Proposed Summerhouse Elevations - 2121 3.202
Proposed North and South Elevations - 2121 3.200 REV 03
Proposed East and West Elevations - 2121 3.201 REV 03
Proposed Roof Plan - 2121 3.102 REV 03
Design and Access Statement with Flood Risk

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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the window in the first floor on the south elevation serving the en-suite facing No.49 North Shore Road shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and 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.

- 5 The summerhouse hereby permitted shall be used only for purposes ancillary to the enjoyment of the dwellinghouse as such and shall not be used for any business, commercial, industrial or self contained dwellinghouse purposes whatsoever.

Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.