
Site Address: 65 Saltmarsh Lane, Hayling Island, PO11 0JT
Proposal: Proposed two storey side extension.
Application Type: Full Planning Permission
Application No: APP/22/01204 Expiry Date: 08/02/2023
Applicant: Mr and Mrs Warriker
Agent: Mrs J Fox Case Officer: Selina Donophy
Critchley Architecture and
Design
Ward: Hayling West

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey, semim-detached dwellinghouse located on the south side of Saltmarsh Lane, Hayling Island. This property has a pitched roof with tile hanging and brickwork to the elevations. To the side is a single story element which is a converted garage. Towards the front of the property is a paved driveway with parking space for vehicles. The area is predominantly residential in character. The site is located just outside of Flood Zone 2.

2 Planning History

APP/22/01078 - Application for Lawful Development Certificate for proposed single storey extension behind original attached garage., WD,05/12/2022

3 Proposal

Proposed two storey side extension.

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

Havant Borough Local Plan (Allocations) July 2014

Submission Version Havant Local Plan

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Brenda Linger - Hayling West

No comment received

Councillor Clare Satchwell - Hayling West

No comment received

Councillor Julie Richardson

No comment received

Developer Services, Southern Water

Please see the attached extract from Southern Water records showing the approximate position of our existing public foul and surface water sewers crossing within the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

Please note:

- The 100 mm public foul sewer requires a clearance of 3 metres and 600 mm public surface water sewer requires a clearance of 3.5 metres on either side of the public sewers to protect it from construction works and to allow for future maintenance access.
- No development or tree planting should be carried out within 3 metres and 3.5 metres of the external edge of the public sewer without consent from Southern Water.
- No soakaways, swales, ponds, watercourses or any other surface water retaining or conveyin features should be located within 5 metres of public or adoptable gravity 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 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

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
- (iii) Effect on neighbouring properties

(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 This proposal comprises a two storey side extension which would be located to the rear of the existing single storey side element - this would have a height of approximately 6.1 metres to the ridge and would then lower in height in a catslide style towards the rear following the main roof pitch. The extension would project beyond the rear elevation of the main dwelling by approximately 2.5 metres. This space would create a utility room towards the rear with doors to both side elevations and a window to the rear. At first floor level would be a dressing room with eaves storage which would have a window to the front elevation and a velux window to the rear roof slope. Proposed materials include brick and hung tiles as well as roof tiles to match existing.
- 7.4 The proposed side extension would be set back from the property frontage at first floor level and would have a ridge height set lower than the main roof. This design is consistent with the Havant Borough Design Guidance and would result in a subservient appearance within the context of the host dwelling and within the streetscene. Materials would be in keeping and the scale would not result in overdevelopment of the plot.
- 7.5 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 east of the application site is no 66 which is separated from no 65 by approximately 4.5 metres. No 66 has extended at single storey level to the rear of the garage which forms a utility room as shown on the planning history, with a window on the rear elevation. The proposed extension would come level at 45 degrees from the mid point of this window which is the degree line where overshadowing starts to become an issue; however as this window serves a utility room, this is not a primary habitable room and therefore the impact is considered to be acceptable. There are two doors on the side elevation serving the utility room and garage and a window at first floor level however this is set further away from the shared boundary with the proposed two storey element set back towards the rear of the host dwelling. There are no windows proposed to the side elevation at first floor level.
- 7.7 To the west of the site is the attached property, no 64. The extension would be located on the other side of the host dwelling and would not result in any impact on the amenity of no 64.
- 7.8 To the rear there are no residential dwellings.
- 7.9 To the front of the site (north) is no 20 Saltmarsh Lane. There would be an additional window to the front elevation however there would be a large separation distance between these properties and the window would be set back.

- 7.10 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.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the 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/22/01204 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:

21047-101 A	LOCATION AND BLOCK PLAN
21047-402	PROPOSED FLOOR PLANS
21047-502	PROPOSED ELEVATIONS

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.