
Site Address:	4 Pebble Close, Hayling Island, PO11 9TG		
Proposal:	First floor rear extension		
Application No:	APP/21/01232	Expiry Date:	24/12/2021
Applicant:	Mr & Mrs Eames		
Agent:	Mr Gamblin	Case Officer:	Joseph Toole
	R & G Design		
Ward:	Hayling East		

Recommendation: **REFUSE PERMISSION**

1 Site Description

4 Pebble Close, Hayling Island is a middle terrace two storey property located to the east side of Pebble Close. The property comprises of yellow brick and concrete roof tiles. Vehicular access is from Pebble Close with parking to the front.

The property is located within a residential area with properties of similar style and design.

2 Planning History

APP/21/00432 - Loft conversion with rear dormer., PERM,07/07/2021

3 Proposal

First floor rear 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
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Submission Version Havant Local Plan
E1* (High quality design)

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor Leah Turner - Hayling East

No Comment.

Councillor M Wilson - Hayling East

No Comment.

Councillor R Raines - Hayling East

No Comment.

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
- (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 Within the National Planning Policy Framework July 2021 it states decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

7.4 Policy CS16 of the Havant Borough Core Strategy and Policy E1 of the Havant Borough Submission Local Plan states planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design responds positively to existing features of natural, historic or local character within or close to the proposed development site.

- 7.5 The proposed development would involve a first floor extension above the existing rear extension to provide additional space for the a bedroom. It would have a width of approximately 3.9 metres, a depth of approximately 3.1 metres with a flat roof having a maximum height including the ground floor of 5.2 metres.
- 7.6 The proposed extension would have brickwork to match the existing property. This is considered to be inkeeping with the context of the main dwelling.
- 7.7 The design of the proposed extension is considered to result in a bulky dominant appearance. The proposed flat roof would go above the existing eaves and is considered out of keeping with the context of the main dwellinghouse.
- 7.8 The design of the proposal is deemed significantly inappropriate in context to the main building and is therefore considered to be unacceptable, contrary to the requirements of Policy CS16 of the HBLP (Core Strategy, Policy E1 of the Havant Borough Submission Local Plan and NPPF. It is considered that the scheme would result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.9 Policy CS16 of the Havant Borough Core Strategy states all development should demonstrate that the development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.
- 7.10 Policy E1 of the Havant Borough Submission Local Plan states all development should avoids over-dominance and does not cause unacceptable harm to the amenity of neighbours through overshadowing, massing, the loss of privacy, outlook, overlooking, and through odour, noise or disturbance.
- 7.11 The most likely properties to be effected by the proposal are the adjoining properties No.2 and No.6 Pebble Close.
- 7.12 On the north side there would be no side windows within the proposed extension. The proposed extension is considered to reduce the outlook from the first floor windows at No.6 Pebble Close and as a result appear overbearing on this side. Furthermore, due to its orientation it is considered to result in the harmful loss of light to the neighbouring occupier's at No.6. It is should be noted that the proposal fails the 45 degree angle test on the first floor windows at No.6 Pebble Close which is contrary to the Havant's Design Guide SPD.
- 7.13 On the south side there would be no side windows within the proposed extension. The proposed extension is considered to reduce the outlook from the ground and first floor windows at No.2 Pebble Close and as a result appear overbearing on this side. As the proposed extension is right up against the boundary and the neighbouring property has a garage on the other boundary side there is concern their amenity space could feel enclosed. Furthermore, it is worth noting the proposal fails the 45 degree angle test on the first floor window at No.2 Pebble Close which is contrary to the Havant Borough Design Guide SPD.
- 7.14 To the rear there would be a window within the proposed first floor extension. This is considered to create similar views to that already established on site thus it is not considered to cause harmful overlooking.

- 7.15 The scale of the proposal would cause significant harm to the amenity of neighbours through the loss of light and overbearing nature of the development and therefore is contrary to Policy CS16 of the Havant Borough Core Strategy, Policy E1 of the Submission Havant Borough Local Plan, Havant's Design Guide SPD and NPPF. 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 an unacceptable and significant impact on neighbours properties and the within the context of the main dwelling and is therefore considered to be inappropriate and recommended for refusal.

9 RECOMMENDATION:

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/21/01232

- 1 The design of the proposal is deemed significantly inappropriate in context to the main building and is therefore considered to be unacceptable, contrary to the requirements of Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Policy E1 of the Submission Havant Borough Local Plan 2036 and National Planning Policy Framework.
- 2 The scale and bulk of the proposal would cause significant harm to the amenity of neighbouring properties through the loss of light and the overbearing nature of the development and therefore is contrary to Policy CS16 of the Havant Borough Local Plan Core Strategy 2011, Policy E1 of the Submission Havant Borough Local Plan 2036, Havant Borough Design Guide SPD and the National Planning Policy Framework.