
Site Address:	31 Fernhurst Close, Hayling Island, PO11 0DT		
Proposal:	Single storey rear extension and new external metal flue.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00254	Expiry Date:	28/05/2024
Applicant:	Mr & Mrs Nicholson		
Agent:	Mr Leroy-Smith	Case Officer:	Robert Riley
	Carl Architect Ltd		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises of a two-storey detached dwellhouse located in Hayling Island. It features brickwork and white cladding to form the external walls and brown concrete tiles in a pitched gable design to form the roof.
- 1.2 The application site is in an area that could be considered both urban and residential, with the character of the street featuring two-storey dwellings featuring brickwork and cladding in evidence.

2 Planning History

01/58378/002 - Single storey side/rear extension on north elevation.,
PERM,23/04/2001
93/58378/000 - Two storey side extension and 1st floor rear extension., PERM,
03/58378/003 - First floor side addition., PERM,16/02/2004

3 Proposal

There are 3 elements being proposed to the application site:

- Single storey rear extension with a proposed approximate maximum height of 2.8 metres, an approximate depth of 2 metres and an approximate width of approximately 9.6 metres
- Removal of an existing flue and installation of new external metal flue with a proposed height of approximately 3.8 metres.
- Addition of obscure window on northern elevation to serve utility room.

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

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

Councillor Brenda Linger - Hayling West

No comment received

Councillor Julie Richardson

No comment received

Councillor Paul Gray

No comment received

Developer Services, Southern Water

Foul and Surface Water Drainage

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

Environmental Health Manager, Community Group

Thank you for consulting the Environmental Protection Team on this application. These comments relate to the proposed flue only and to potential smoke/odour nuisance. We would need to see the proposed elevations for the property so we can look at the proposed flue height before we can offer further comment.

Following communication between the officer and Environmental Health, this comment was received.

Assuming the flue requires planning permission then we recommend refusal of the application due to the potential impacts of the output of the flue on neighbouring properties. The location and height of the flue, and the prevailing wind may cause smoke/odour to enter neighbouring properties so as to impact on amenity and cause a potential smoke/odour nuisance. If planning permission is granted, this would not necessarily prevent the investigation of the flue under anti-social behaviour/environmental protection legislation. If a nuisance is found to exist under this legislation then the Council would have to serve a legal Notice on the person responsible for the nuisance.

Following further communication between the officer and Environmental Health, the objection was lifted:

Since it has now been confirmed that the flue does not form part of the planning application, we have no objection to the application. However, please note that due to the proposed position/height of the flue outlet and prevailing wind there could be potential for smoke nuisance to neighbouring properties.

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: 1

Comment	Officer Comment
I object to the new external metal flue being nearer my property due to impact of smell and fumes.	This flue, is able to be constructed under permitted development rights, and therefore if permission is forthcoming an informative will be added in order to warn the applicants about creating unwanted smells and fumes.

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) Environmental Health

(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

Character

7.3 The proposed rear extension would extend approximately 2 metres from the existing rear elevation. The proposed extension would have a width of approximately 9.6 metres and have a maximum height of approximately 2.8 metres. The rear extension would not be visible from the street scene and due to its flat roof and single storey nature and modest depth would be considered subservient to the existing dwelling and is therefore considered acceptable in terms of its design.

7.4 The works seek to install a new window on the northern elevation to serve a utility room, this is considered acceptable.

7.5 The proposal seeks to install a remove an existing flue, which is considered acceptable. It also seeks to install a new flue, the flue though of a significant height upon the dwelling, would be able to be constructed under permitted development rights and is not able to be considered as part of this application and is therefore considered acceptable upon this dwelling.

Materials

7.6 The materials used would match those on the existing dwellinghouse, which is considered acceptable.

- 7.7 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 northern and southern sides of the application site are properties at No.30 Fernhurst Close and Nos 32 and 33 Fernhurst Close. Due to proximity, the main impact to assess would be in regard to these three properties. Due to the fact that the flue could be built under permitted development rights, if permission is forthcoming, an informative warning the applicants of the potential of unwanted fumes and nuisance will be added warning against impacts upon neighbouring properties.

No.30 Fernhurst Close

- 7.8 To the northern side of the application site, is No.30 Fernhurst Close. There would be an installation of a window on the northern elevation to serve a utility room, the agent confirmed this to be obscure glass on the plans and will be conditioned to be obscured glass if permission is forthcoming, therefore officers are satisfied that there would be no additional overlooking towards No.30. The proposed rear extension would feature a depth of approximately 2 metres, this on a site visit was noted to not face existing fenestration on No.30's southern elevation and furthermore would not extend further than No.30's rear elevation, with regards to this, officers are satisfied that the rear extension would not unacceptably increase overshadowing or the sense of overbearing upon No.30. With regards to this, officers are satisfied, that the proposal would have an acceptable impact on No.30.

Nos 32 and 33 Fernhurst Close

- 7.9 To the southern side of the application site is Nos 32 and 33 Fernhurst Close. There would be no additional fenestration facing Nos 32 and 33 and therefore there would be no additional overlooking of these properties. There would be a separation distance of approximately 2.1 metres from No.32's curtilage and an a separation distance of approximately 1.9 metres from No.33's curtilage, with regards to the modest height and the existing boundary treatment, officers are satisfied that the rear extension proposal would not feel overbearing or overshadow these properties and would therefore have an acceptable impact.
- 7.10 Consequently, it is considered that the proposal would 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 one letter of objection was received with respect to the scheme.

(iv) Environmental Health

- 7.11 Originally, Environmental Health objected to the installation of a new flue, however in light of communication between the officer and Environmental Health, this objection was lifted " *Since it has now been confirmed that the flue does not form part of the planning application, we have no objection to the application*". They also stated "*However, please note that due to the proposed position/height of the flue outlet and prevailing wind there could be potential for smoke nuisance to neighbouring properties*". If permission is forthcoming, an informative will be added for the applicants, warning them of the potential for smoke and fume nuisance.

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. On this basis it is recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00254 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:

Drawing Number: 0010 A: LOCATION AND BLOCK PLANS: Uploaded 1/4/24

Drawing Number: 0011 A: EXISTING FIRST AND GROUND FLOOR PLANS: Uploaded 1/4/24

Drawing Number: 0012 B: AMENDED EXISTING ELEVATIONS: Uploaded 27/6/24

Drawing Number: 0200 B: AMENDED FLOOR PLANS: Uploaded 10/6/24

Drawing Number: 0201 B: AMENDED PROPOSED ELEVATIONS: Uploaded 10/6/24

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.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, hereby permitted the window serving a utility room on the northern elevation on the plans hereby approved shall be fitted with 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