

---

|                   |                                                |               |              |
|-------------------|------------------------------------------------|---------------|--------------|
| Site Address:     | 22 Spinnaker Grange, Hayling Island, PO11 0SJ  |               |              |
| Proposal:         | Single storey rear extension with solar panels |               |              |
| Application Type: | Full Planning Permission                       |               |              |
| Application No:   | APP/22/00295                                   | Expiry Date:  | 08/06/2022   |
| Applicant:        | Mr Paton                                       |               |              |
| Agent:            | Ms S Roberts                                   | Case Officer: | Joseph Toole |
|                   | Critchley Architecture and                     |               |              |
|                   | Design                                         |               |              |
| Ward:             | Hayling East                                   |               |              |

Recommendation: **GRANT PERMISSION**

---

## **1 Site Description**

22 Spinnaker Grange, Hayling Island, is located to the south of Spinnaker Grange within the cul-de-sac. The application site is a large two storey detached property comprising red brick with yellow detailing and grey roof tiles. Vehicular access is from Spinnaker Grange with parking to the front.

The application site is located with an Area of Outstanding Natural Beauty (AONB) with large open space to the south. It is located within a medium density residential area surrounded by large two storey properties of similar design to the application site. The built development is located in Flood Zone 1 with the end of the garden being in Flood Zone 2/3.

## **2 Planning History**

APP/20/00949 - Single storey side extension., PERM,19/11/2020

APP/20/01095 - Single storey side extension; glazing amendments to previously approved application APP/20/00949 (Condition 4)., PERM,14/01/2021

## **3 Proposal**

Single storey rear extension with solar panels

## **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

|      |                                                                |
|------|----------------------------------------------------------------|
| CS12 | (Chichester Harbour Area of Outstanding Natural Beauty (AONB)) |
| CS15 | (Flood and Coastal Erosion)                                    |
| CS16 | (High Quality Design)                                          |

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

## **5 Statutory and Non Statutory Consultations**

### **Chichester Harbour Conservancy**

The Chichester Harbour Conservancy raises no objection to the current submission.

### **Councillor Leah Turner - Hayling East**

No Comment.

### **Councillor M Wilson - Hayling East**

No Comment.

### **Councillor R Raines - Hayling East**

No Comment.

### **Environment Agency**

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: 6

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 and AONB
- (iii) Effect on neighbouring properties
- (iv) Flood Risk

(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 and AONB

- 7.3 The proposed development would involve a single storey rear extension to be used as an extended kitchen. It would have a width of approximately 9.1 metres, a depth of approximately 2.4 metres with a pitched roof having a maximum height of approximately 4.5 metres. There would also be solar panels within the roof of the proposed rear extension.
- 7.4 The proposed extension would have brickwork and roof tiles to match the existing property. This is considered to be in keeping with the context of the main dwelling. The proposed solar panels would be marley integrated solartile panels. This is considered to be acceptable.
- 7.5 Due to the proposed development being located to the rear of the property it is considered to have a limited impact upon the street scene. Furthermore, the proposed extension would appear subservient to the host dwelling being of appropriate size to the plot and the retained amenity space. Therefore, it is considered to be in keeping with the character of the area and AONB.
- 7.6 The site falls within the Chichester Harbour AONB, and due to the nature of the proposal would be unlikely in visual terms to adversely impact the wider environment or have an impact on the AONB in terms of character and its setting, in accordance with Policy CS12 of the HBLP (Core Strategy). The Chichester Harbour Conservancy have raised no objection.
- 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 and AONB.

(iii) Effect on neighbouring properties

- 7.8 On the east side of the proposed rear extension there would be no side windows facing out onto the shared boundary with No.24 Spinnaker Grange. Furthermore, it would be well offset from the shared boundary thus not considered to have a negative impact upon the neighbouring occupiers.
- 7.9 On the west side there would be a door into the proposed rear extension. Due to the existing 1.8 metre high fencing along the shared boundary with No.20 Spinnaker Grange it is not considered to cause harmful overlooking. Furthermore, due to the proposed extension's modest size it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring occupiers.
- 7.10 To the rear there would be windows and doors facing out onto the rear garden. Due to the existing boundary treatment along all boundaries it is not considered to cause harmful overlooking to 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 affect these areas.
- 7.13 The built development is located in Flood Zone 1 with the end of the garden being in Flood Zone 2/3. The proposed development is classed as minor development and unlikely to cause flooding to the site and elsewhere and therefore accords with policy CS15 of the Core Strategy.

(v) Ecology

- 7.14 The site has been identified by the Hampshire Biodiversity Information Centre to be adjacent to Wader and Brent Goose Strategy. The proposed development due to its location within a residential estate and outside the Wader and Brent Goose Strategy policies map, it is not considered to have a negative impact on the ecology of the area or protected species.

## 8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the AONB, neighbours, flood risk, ecology 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/22/00295

- 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 - 102A  
Proposed Ground Floor Plan - 431B  
Proposed North and South Elevations - 531C  
Proposed East and West Elevations - 532B

**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.