

Site Address:	12 Fairlight Chalets, Salterns Lane, Hayling Island, PO11 9LQ		
Proposal:	Single storey rear extension, addition of rooflights, pitched roof to front porch and cladding to all elevations.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00546	Expiry Date:	10/09/2024
Applicant:	Mr Johnson		
Agent:	Mr Murray	Case Officer:	Ikrame Essalih
	I J Murray Associates Ltd		
Ward:	Hayling East		

1 Site Description

- 1.1 12 Fairlight Chalets, Salterns Lane, Hayling Island is end-of-terrace dwellinghouse located at the east side of Fairlight Holidays Chalets development. The dwelling has white rendered elevations and a brown tile gable roof and features a flat roof porch with side entrance door at front elevation. To the rear of the house is a flat roof attached structure containing a shower room with external access. The property is characterised by a small size rear garden noting that the main use of this type of dwelling for holiday purposes. The front garden is laid to lawn and is defined by a round top picket timber fence of a low height. The boundary treatment at the rear consists of timber fencing at northern and southern boundaries and a brick wall at the western boundary.
- 1.2 The surrounding area is mainly residential with properties designed for holiday accommodation and others used for permanent residence. The surrounding dwellings are of similar age featuring comparable height, type and appearance and other differing.

2 Planning History

APP/12/00896 - Removal of Condition 7 of Planning Permission HWU2788 and Condition 1 of Planning Permission 13268/3 to allow for permanent occupation of chalet numbers 1-30, 32-35 inclusive., REF.12/11/2012

3 Proposal

The proposal comprises the construction of a single storey flat roof rear extension following the demolition of an existing attached shower room at the rear, installation of rooflights, replacement of the front porch flat roof with a pitched roof and cladding to all elevations.

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

CS5 (Tourism)
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 Statutory and Non Statutory Consultations

Councillor Mark Coates

No comments received.

Councillor Netty Shepherd

No comments received.

Councillor Peter Oliver

No comments received.

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
- (iii) Effect on neighbouring properties
- (iv) Flood Risk
- (iv) Biodiversity Net Gain (BNG)

(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 development consists of multiple works including the replacement of the front porch roof, the installation of No.1 rooflight at each of the existing roof slope, the construction of a single storey flat roof rear extension to be flush with the rear elevation following the demolition of the existing attached shower room, and new cladding to all elevations.

7.4 Assessing the roof alterations works, it is noted that the proposed front porch roof would replace the current flat roof with a gable roof forming a continuation of the existing main roof and built with similar materials as the existing. By dint of the proposed design and materials, these works are considered to be an improvement to the existing appearance of the main front elevation and reflecting the diverse front porches works within the streetscene. Therefore, it is deemed that the proposal would not adversely impact the character of the main dwellinghouse and the streetscene. Additionally, the installation of the rooflights at the front and rear elevation is considered acceptable and coherent with the character of the area and main dwellinghouse.

7.5 The proposed rear extension would feature a flat roof and would be approximately 2.83 metres high, 2.195 metres deep and of approximately 4.98 metres width to be flush with the existing rear elevation. It is noted that the adjacent property to the south as well as other neighbouring properties have benefited from similar works at the rear. Therefore, considering the modest scale and design of the proposed development as well as the existing works within the area, it is deemed that the proposed extension works would be acceptable in balance, albeit the small rear garden. It is noted, from the site visit and planning history that this accommodation is currently used for holiday purposes.

7.6 The proposed new external finish would be a Cedral cladding of white colour matching the white colour of the existing render. Considering the character of the dwelling and Fairlight Chalets development being primarily holiday homes, it is deemed that the proposed cladding would improve the appearance of the building and would not result in an adverse impact to the character of the dwelling or the surrounding area.

- 7.7 Considering the existing property location, design as well as the neighbouring area's appearance and character, it is deemed that the proposed works are appropriate in principle and would not result in an adverse impact on the character of the dwellinghouse and the visual amenity of the locality, responding to the requirements of Policies CS5 and CS16 of Havant Borough Local Plan Core Strategy (2011).

(iii) Effect on neighbouring properties

- 7.8 The proposed rear extension would be located at the rear of the property facing west. The adjacent properties located at the north, south and west sides would be the closest to the proposed development and where the extension would likely be visible.
- 7.9 To the west side, the property at No. 8 Whitethorn Road benefits from a detached garage adjacent to the boundary wall separating the property and the application site, while the main residence is sited at approximately 6.9 metres from the rear elevation of the proposed rear extension and have no upper floor windows facing east. Additionally, it is anticipated that the proposed extension's rear/west facing windows would be mainly screened by the existing brick wall at the west boundary line and the neighbouring property's garage. As for the rear facing rooflight, it is noted that the window would be installed at approximately 3.1 metres above finished ground level, thus avoiding overlooking and loss of privacy to the neighbouring property. Therefore, it is considered that the proposed works would not result in adverse impact to the adjacent properties at the west.
- 7.10 To the south side, is the adjoining property at No.13 Fairlight Chalets. It is noted that this property benefits from a single storey rear extension closely similar in size and mass to what is proposed in this planning application. Also, it is noted that the proposed rear extension would not be protruding further than the rear elevation of this neighbouring property or higher. As for the proposed front porch roof, it is considered that this alteration would not result in overshadowing or appear bulky considering the separating distance to the south boundary line, the existing fence and tree and the roof pitching away from the boundary, albeit being higher than the existing roof by approximately 500mm. Therefore, it is considered that the proposed development would not appear overbearing nor result in harmful overshadowing or loss of daylight or view to this neighbouring property.
- 7.11 To the north side, is the adjacent property at No. 11 Fairlight Chalets. The proposed rear extension would be positioned at approximately 2.6 metres from the main south facing side elevation of this adjoining property while a timber fence of at least 1.7 metres is defining the boundary line, at the rear part, between the two properties. The proposal would result in two windows facing this neighbouring property at ground level, however with consideration of the proposed plans layout and the existing separating fence, it is deemed that the windows would be mainly screened avoiding harmful overlooking and loss of privacy to either of the properties. Additionally, the proposed roof at the front porch is positioned at a sufficient distance to avoid harmful overshadowing or loss of daylight or view therefore, it is anticipated that the proposal would not result in a detrimental impact to this neighbouring property.
- 7.12 It is considered that the properties located at the east side, facing the application site, are positioned at a sufficient distance to avoid any detrimental impact as a result of the proposed development.

7.13 Given the design and size of the new built, the sitting of the proposed and existing buildings and the boundaries, it is considered that the proposal would not have a detrimental impact on the residential amenity of these neighbouring properties. In conclusion, the proposal does not appear overbearing or lead to loss of privacy or overlooking and would have limited and acceptable impact on the immediately adjacent properties and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the Havant Borough Local Plan Core Strategy (2011). It is noted no letters of objection were received with respect to the scheme.

(iv) Flood risk

7.14 The application site is within a future flood zone. A flood risk assessment has been submitted, stating that floor levels within the proposed development will be set no lower than existing levels and flood proofing of the proposed development has been incorporated where appropriate.

(v) Biodiversity Net Gain (BNG)

7.15 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

8 Conclusion

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

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00546, 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:

A111	Proposed Site and Location Plan - Uploaded 18 July 2024
A112	Proposed Ground Floor Plan - Uploaded 18 July 2024
A113	Proposed Elevations - Uploaded 18 July 2024
A114	Proposed Site Sections - Uploaded 18 July 2024
A115	Proposed 3D Site Views - Uploaded 18 July 2024
A116	Proposed 3D Site Overviews - Uploaded 18 July 2024

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.