
Site Address:	Mevagissey, 114 Sea Front, Hayling Island, PO11 9HW		
Proposal:	Addition of new 1st floor and balcony and general remodelling.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00842	Expiry Date:	28/12/2023
Applicant:	Mr and Mrs Walker		
Agent:	Mr I Murray	Case Officer:	Tina Pickup
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site relates to a detached bungalow located on Sea Front, just east of Bound Lane. The bungalow has a fully hipped roof of plain tiles, above white rendered elevations. The property has some small additions, including a flat roofed side extension on the east side, and a rear extension. In addition there is an old pre-fab style garage located behind the dwelling, close to the eastern boundary. The bungalow is set back and at a higher level than the road, with the frontage area cleared with hard core laid for the parking of several cars.
- 1.2 To the rear the site has a garden of some 18m in length, with an existing outbuilding towards the northwest corner. The properties in Wyborn Close are sited to the rear, and these are mainly chalet style dwellings (number 6 is 2 stories). Numbers 7 and 8 directly behind have short rear gardens such that the separation between them and the application dwelling is about 25m.
- 1.3 Being on the seafront, the site and area is highly prominent. Overall the architectural style, design and scale of the buildings on the Sea Front varies enormously from large blocks of flats, care homes, contemporary dwellings and traditional smaller dwellings. This particular bungalow is the western-most one of 3 that are similar in design, although the others have first floor accommodation and gable fronted dormers. It is located within a run of properties that all feature fairly steeply pitched hipped roofs in red plain tiles.
- 1.4 Immediately adjacent the application site to the west, number 116 is a substantial two storey dwelling with large first floor, fully glazed bay window with cabrio velux window balconies in the front roof slope. It is separated from the application site by a generous drive width, and has recently gained planning permission for a single storey extension (APP/21/00880 refers). To the east number 112 is a hipped roofed chalet bungalow that is set further forward and also separated by a wide drive. It has an unusual, flat roofed angular side extension, that has a large glazed window at 45 degrees facing the site. It also has a large flat roofed garage, aligned with the one on the application site.
- 1.5 The site lies within flood zone 2 and 3. The beach opposite is a designated SINC.

2 Planning History

APP/22/00182 - Proposed first floor and second floor extension over existing ground bungalow. Permitted 12/10/2022

This approved design involved removing the roof and building a first and second floor above with a steep pitch with gabled end, in a contemporary style. The eaves line remained single storey. This has not been implemented.

3 Proposal

- 3.1 Addition of new 1st floor and balcony and general remodelling.
- 3.2 The proposal would involve adding a first floor with split level pitched roof above in a contemporary style with mix of red cladding and render. The eaves line would be raised to 5m and the ridge of each half of the roof would be 7.6m and 8.6m. The ground floor footprint would remain unaltered. The first floor front facade would be set back from the front of the ground floor element, creating a full width front balcony having a depth of between 2.5m and 1.2m.
- 3.3 During the course of determining this application amended plans were received increasing the pitch of the roof and including a 1.7m high frosted glass screen to both the east and west side of the balcony.

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

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

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

Building Control

None received

Southern Gas Networks - stage 1

Medium & Low pressure mains within Sea Front adjacent - no mechanical excavations above or within 0.5m of a low/medium pressure system; if required confirm position using hand dug trial holes.

gas safety advice provided which should be passed to senior person on site; safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from

Underground Services" must be followed.

Officer Note - Pipes over 17m away in road and proposal only for first floor addition, no new groundworks. Information sent to agent & Informative can be added

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: 3

Comment	Officer Comment
New windows in west elevation should be obscure glass to protect neighbouring privacy;	High level windows - see section 7
new access door accessed via a new pedestrian walkway within 3m of boundary & impacting privacy;	Permitted Development to change this window to a door; resultant movement within an established residential dwelling site difficult to control - could use this as side access to garden already
oversize summer house in the garden which has been extended by previous owners and closer to boundary than allowed by planning;	Structures been present on site for a number of years and enforcement team have in the past investigated - all now lawful.
fresh & foul waste water now connected which believe was expressly excluded on planning before construction;	Not a planning matter
pre-cast concrete garage appears to be a room annotated at 29 m2 which is concerning - large number of Air BnB springing up over island and being on sea front would be an attractive location for such an enterprise.	Dimensioned for CIL purposes; provided used for ancillary purposes only there would no breach; if converted for independent AirBnB use then planning permission would be required
Object - the proposed plans are not in keeping with the scale or appearance of neighbouring properties and are likely to irreparably alter the character of the area. Nearby dwellings, both adjacent to as well as to the rear of the proposed building, are largely modest in nature and are of a single	See Section 7 - character of area

storey.

Light

The potential increase in light pollution from the development with its additional first floor windows could increase ambient light polluting into the surrounding dwellings; causing a nuisance and marked change in an area that enjoys being virtually free of nighttime artificial light.

Street lit urban area; neighbouring dwelling has equally large front window

Wildlife

The area concerned is situated on what was once an old orchard. Some properties still enjoy original pear and apple trees in their gardens. As they are so well established these trees are a habitat for an abundance of insects and small animals- resident goldfinches, red admiral butterflies, stag beetles and dragon flies are a regular sight around them. A variety of wild white orchid is also established on the Island and has been seen growing in the vicinity. We are concerned this development may potentially unbalance this local and well established ecosystem.

BNG not applicable to this application; site an existing urban dwelling with considerable hard surfacing

Privacy

Do not wish to be overlooked. The proposed design and layout of the additional upstairs windows of the property pose a potential encroachment upon the privacy of neighbouring dwellings and gardens.

See section 7 re neighbouring amenity

Noise

This is a very quiet part of the Island, the additional accommodation this development will bring plus the potential to accommodate additional persons in the garden chalet raises concerns for a marked increase in noise levels. The surrounding properties are inhabited largely by retirees and young families who appreciate the peace and quiet the area offers. Indeed, we have all collectively worked to protect and respect these as an immediate community.

Garden 'chalet' an existing ancillary outbuilding and site a single family dwelling only

<u>Load</u> Given the increase in scale building on top of the existing bungalow and consequent increased weight of the development, we feel very concerned about the potential for subsidence to the surrounding properties including ours. Furthermore with this property situated so close to the seafront and flood plain we are concerned that the structures additional weight could potentially proliferate flood risk in such a low lying area. We fully recognise that local residents are entitled to alter and develop their private dwellings and are sympathetic to planning proposals that are in keeping with the character of the local area. The part of the Island concerned is a quiet, residential area of outstanding natural beauty, rich in wildlife and biodiversity; it is also an area that has experienced considerable residential development in recent years. We believe the proposal in its current form does not recognise the unique character of the local area nor does it appropriately acknowledge its impact on neighbouring properties and therefore we respectfully request that the points raised here be considered in the planning approval process.	Adequacy of foundations a Building Control matter Weight would have no effect on flooding. Site not within or adjacent to AONB
Additional points following reconsultation on Amended Plans:	
Object - disappointed that these plans have been modified to actually increase the scale of the structure upwards. Thereby greatly compounding all previously stated concerns about the build. This build in its new form with increased window and roof height will now totally change the look of this section of the seafront. <u>Traffic</u> With increased square footage the plans will possibly lead to increased occupant numbers and so a potential	See Section 7 - character of area

increase in vehicles accessing the property. The front driveway has one entry point. The assumption is made therefore that vehicles will have to reverse out on to the main road to exit. This could bring the possibility of increased traffic accidents and risks to pedestrians on the already busy seafront road.	Single family dwelling site only - existing access point used and parking complies with standards - see section 7 below
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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) Highways and parking
- (v) Ecology
- (vi) Flood Risk
- (vii) CIL

(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. The proposal is for extensions to the existing dwelling, utilising the existing footprint - it is notable that no ground floor additions are proposed at all, the footprint of the existing building would remain. The first floor above would be squared off and set back from the front facade by between 2.5m and 1.2m creating the front balcony. The existing flat roofed eastern side porch/conservatory together with small projections to the rear and to the western side would remain as a flat roofed additions. Therefore the impacts of the proposal arise from the additional height and windows, and associated change in external appearance, and not from any ground floor enlargement or encroachment closer to any boundaries.

(ii) Appropriateness of design and impact on the character of the area

7.3 The existing bungalow is sited between a very large two storey dwelling and a chalet bungalow, both of which have very steep roof pitches. The steep roof pitch is a particular feature of the majority of dwellings between Bound Lane and the Sea Front Estate turn. As originally submitted the proposed first floor addition had a relatively shallow split level roof that was considered to be out of character with others in this prominent Sea Front location. Amended plans were therefore sought increasing the angle of the ridge to be more compatible with the immediate setting of the site.

7.4 The eaves height, at 5m, would match that of number 116 to the west and the highest part of the amended roof would also match the ridge of 116. The split nature of the roof means that the roof profile would drop at its eastern side, which helps create a step down to the chalet bungalow to the east. There is a significant separation between the application dwelling and 112 to the east due to driveways, and the amended design is considered respectful of adjacent roof profiles without being

overbearing or dominant to the chalet to the east. A street scene plan has been provided demonstrating that the proposal would sit comfortably within its plot between neighbouring dwellings and the use of a gable fronted, steep pitch roof retains a sense of space and skyline about the roof scape. This would maintain a sense of separation to the adjacent properties and not be overly oppressive or dominant in street scene terms.

- 7.5 It is acknowledged that the proposal would result in a significant alteration of the visual appearance of the site, with contemporary design concept including the split roof and large glazed first floor opening, and use of modern materials. These have been specified as a grey slate effect tiles, a mix of white and Burnt Red cedar cladding and white render, with anthracite grey composite windows and doors. The burnt red would be akin to a brick red and blend with the adjacent red roofs. The roof itself would lose its current feature red tile and be replaced with grey slate effect tiles - whilst this is regrettable, within the wider setting of the Sea Front there are many examples of grey slate and the overall colour mix does include reference to the red with the burnt red cedar cladding - overall the colour mix is not considered so inappropriate to the visual character of the area to justify a reason for refusal.
- 7.6 Third party representations object to the change in scale and appearance of the site - but in fact the proposed scale would be equivalent to number 116 to the west. It is noted that within the wider Sea Front road, contemporary designs of similar scale are present. The site is highly prominent and it can be argued that modern designs add vibrancy and interest to the seafront area. Since the area is not a Conservation Area, and there are other contemporary designs along the Sea Front road, then it is considered that the loss of the more traditional architecture and materials could not be substantiated as a reason for refusal. Regard must also be had to the extant permission on the site for equally contemporary extensions.
- 7.7 Overall, it is considered that the first floor alterations proposed would result in a contemporary design that would add visual interest to the street scene on this prominent seafront site. The detailed height, scale and design is considered to sufficiently respect the pattern of adjacent development and spatial characteristics of the area. Therefore the design and appearance of the proposal is deemed appropriate in context to the street scene and is considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy) and the Borough Design Guide SPD.

(iii) Effect on neighbouring properties

- 7.8 The adopted Borough Design Guide SPD, 2011 recommends a minimum back-to-back separation of 20m for two storey dwellings with an additional 4m per storey, in order to maintain reasonable relationships and protect amenity. In this instance the back to back separation with the properties in Wyborn Close is at least 25m, which meets the standard. The rear elevation would appear as a relatively standard two storey dwelling in terms of height and would include 2 new first floor windows, both bedrooms. Any overlooking as a result would be minimal and normal practice in built up urban areas.
- 7.9 In terms of the side elevations, the design concept has used high level slit windows in the sides - including in the vertical element where the roof splits i.e. at roof level on the east elevation. These slit windows in both the east and west elevation could be conditioned to have their internal cill heights no lower than 1.7m and thus above the average height limiting any direct overlooking. Only 2 standard windows are proposed

and these serve bathrooms and could be conditioned to be obscure glazed and non-opening where below 1.7m high. With these conditions it is considered that neighbouring amenity would be adequately protected from the side windows proposed.

- 7.10 A front balcony is also proposed and would be some 2.5m deep at its western end, making it large enough for sitting out use with potential for neighbouring disturbance and overlooking. It would align with the return windows of number 116's bay window and thus potentially have direct views into the first floor of number 116. Amended plans have included a 1.7m high frosted glass screen at both ends of the balcony, to mitigate against any side overlooking. This can be conditioned.
- 7.11 In terms of any overshadowing, as a higher building there would be some additional shading. But due to the orientation, this is unlikely to significantly affect the properties immediately adjacent. It is only when the sun is low early in the morning and late evening, that some additional side overshadowing may result. The overshadowing during the majority of the day would fall on the applicants own rear garden, but be unlikely to extend 18m to have any adverse effect on the properties to the rear.
- 7.12 Overall it is considered that there would be no significant adverse impact on neighbouring amenity from loss of privacy, overshadowing or outlook, and the development would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Highways and parking

- 7.13 No change to the existing access arrangements are proposed and the site would remain a single family dwelling that would not adversely impact highway safety. In terms of parking, the extended dwelling would only have 3 bedrooms and thus 2 on site parking spaces can be readily provided on site to meet the adopted Parking SPD. The proposal is therefore considered compliant with policy DM13 and the Parking SPD.

(v) Ecology

- 7.14 Third party comments note possible impacts on the wildlife and ecology of the site and protected plants in the area. As an existing residential dwelling and well used garden area, the upward development would not unduly impact the presence of any protected flowers or plants. Following previous allegations of bats at the site, the previous applicant undertook a phase 1 and 2 survey (see APP/22/00182) which found no bats emerging from the existing dwelling, but noted some commuting across the site. As a precaution it was previously conditioned to limit any external lighting to minimise disruption to foraging bats. Whilst this bat survey is potentially now outdated, it is nevertheless likely that commuting bats are still present in the area, and therefore for consistency a similar condition should again be imposed.

(vi) Flood risk

- 7.15 The site lies within flood zones 2 and 3 and as minor household development a flood risk assessment has been provided stating that the floor levels within the property would be no lower than existing. As a first floor development arguably the safety of future occupiers in the event of a flood is improved.

(vii) CIL

- 7.16 The proposed extensions would result in a net gain of residential floor space of 106 sqm which is therefore CIL liable generating a contribution of £18,029.46. However self-build residential extension exemption is however being claimed. The Draft Liability Notice has been sent to the agent.

8 **Conclusion**

- 8.1 The contemporary scale, siting and design of the proposal is considered appropriate for this Sea Front site, and is considered to be respectful of neighbouring development and 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 Place be authorised to **GRANT PERMISSION** for application APP/23/00842

(A) 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:

Amended Design, Access & Materials Statement - on Council's website dated 29/02/24

Flood Risk Assessment

Proposed Site and Location Plan - Drawing number V11 A111

Proposed Floor Plans - Drawing number V11 A112

Proposed East & West Elevations - Drawing number V11 A113

Proposed North & South Elevations - Drawing number V11 A113.1

Proposed Views - Drawing number V11 A114

Proposed Site Sections - Drawing number V11 A115

Proposed Street Scene - Drawing number V11 A116

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated in the Amended Design, Access & Materials Statement (on Council's website dated 29/02/24) 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.

- 4 The hereby approved high level slit windows in both the east and west elevations shall be fitted at an internal height of no less than 1.7m above finished floor level and be 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.
- 5 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the first floor bathroom windows in the east and west elevations shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and 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.
- 6 Prior to the first occupation of the hereby approved extension, the front balcony shall be fitted with side screens at both the east and west edges, of at least 1.7m in height and of either solid material or 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.
- 7 Any external lighting at the site shall not exceed 2000 lumens (150W) and should be downlighters only.
Reason: To minimise disruption to commuting bats, and to provide ecological protection and enhancement in accordance with the Conservation Regulations 2017, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS11 of the Havant Borough Core Strategy March 2011.