
Site Address: 134 Sea Front, Hayling Island, PO11 9HW
Proposal: Minor Material amendments to extend bedroom 2 on the ground floor, amendment to front dormer and to accommodate some internal changes and amendments to the external fenestration.
Application Type: Variation/Relief of Condition
Application No: APP/22/00224 Expiry Date: 30/05/2022
Applicant: Mr Steul
Agent: Mr Arthurs Case Officer: Joseph Toole
Arthurs Planning and Development
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

134 Sea Front, Hayling Island, is located to the north side of Sea Front. Vehicular access is from Webb Close with parking to the front.

The property is located within a residential area with properties along Sea Front predominately large two/three storey detached dwellings and three-storey blocks of flats. The character of the properties are of 1950s-1970s design. The buildings along Sea Front are staggered.

The property is located within Flood Zone 1 with the surrounding area around the application site being Flood Zone 2/3.

2 Planning History

APP/21/01021 - Demolition of existing detached residential dwelling, replaced by a new detached residential dwelling and associated landscape works.,
PERM,17/12/2021

3 Proposal

Minor Material amendments to extend bedroom 2 on the ground floor, amendment to front dormer and to accommodate some internal changes and amendments to the external fenestration.

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)
CS15 (Flood and Coastal Erosion)

CS16 (High Quality Design)
DM10 (Pollution)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Community Infrastructure

No Comment.

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: 12

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
What is being built now?	Email sent on 21/04/2022, with changes set out below in Section 7.

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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity

- (i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

- (ii) Impact upon the character and appearance of the area

7.3 This is a Section 73 application and if approved, its granting effectively re-issues the original permission and must repeat the relevant conditions unless they have been discharged. In this case there are conditions that required discharging. The proposed amendments to the previously approved application reference APP/21/01021 would involve extending bedroom 2 on the ground floor, alteration to the front dormer, some internal changes and change to external fenestration. The proposed amendments are not considered to have an adverse impact upon the character and appearance of the area and thus deemed acceptable. This is in accordance with Policy CS16 of the Havant Borough Core Strategy 2011. Under APP/21/01201 condition 3 requested samples of materials to be provided prior to commencement. This has been provided within this application and deemed acceptable thus removing the need to re-impose this condition.

- (iii) Impact upon residential amenity

7.4 To the front the dormer would be centred on roof and reduced in width. There would also be a slight alteration to fenestration dimensions. This is not considered to have an adverse impact on neighbouring properties.

7.5 On the west side facing No.136 Sea Front there would be a new exterior door to utility room and steps added with a slight amendment to window openings. This is not considered to have an adverse impact upon the occupiers of No.136 due to its separation distance and limited overlooking.

7.6 On the east side facing No.134A Sea Front bedroom 2 would be extended by approximately 1.9 metres with a pitched roof. Due to its position and separation distance from No.134A it is not considered to have an adverse impact. There would also be some window alterations and a new window on the side of the garage. These alterations are not deemed to have a negative impact upon the occupiers of No.134A Sea Front.

7.7 To the rear there would be a sloped roof to bedroom extension, the dormers would be raised and the window centred, two new rooflights and 4 rooflights would replace one larger rooflight within the roof. These alterations are not considered to have an adverse impact on neighbouring properties.

8 Conclusion

8.1 This is a Section 73 application and its granting effectively re-issues the original permission and must repeat or amend accordingly the relevant conditions unless they have already been discharged. The Minor Material Amendment of Planning Permission APP/21/01021 would have limited and acceptable impact on the original

planning permission and neighbours, therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00224

- 1 The development must be begun not later than 17/12/2024.
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:

Proposed Site Plan - 110.A
Proposed Site Plan - 111.A
Proposed Ground Floor Plan - 112.A
Proposed First Floor Plan - 113.A
Proposed Second Floor Plan - 114.A
Proposed Roof Plan - 115.A
Site Diagram - 120.A
Proposed North Elevation - 202.A
Proposed West Elevation - 203.A
Proposed East Elevation - 204.A
Proposed South Elevation - 205.A
CIL Form 1
CIL Form 2
Cover Letter
External Materials
Photos of Samples
Flood Risk Assessment & SUDs Strategy for Planning

Reason: - To ensure provision of a satisfactory development.
- 3 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension or outbuilding building shall be constructed within the curtilage of the site without the prior approval of the Local Planning Authority.

Reason: In the interests of neighbouring residential amenity and Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and Policy E1 of the Submission Havant Borough Local Plan 2036.
- 4 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 The development hereby approved, shall be built with a minimum separation distances of 1.1 metres to the west and 1.6 metres to the east between number 136 Sea Front and number 134A Sea Front in accordance with the dimensions shown on the approved Block Plan and Location Plan.

Reason: In the interests of residential amenity of number 136 Sea Front and number 134A Sea Front having due regard to Policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and Policy E1 of the Havant Borough Submission Local Plan.

- 6 The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment produced by ARK Environmental Consultancy Ltd dated November 2021. The mitigation measures shall be fully implemented prior to occupation. The measures shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants having due regard to Policies CS15 of the Havant Borough Local Plan (Core Strategy) 2011, Policy E19 of the Havant Borough Submission Local Plan and the National Planning Policy Framework.

- 7 The development hereby permitted shall not be occupied until:
- (a) A water efficiency calculation in accordance with the Government's National Calculation Methodology for assessing water efficiency in new dwellings has been undertaken which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to, and approved in writing by, the Local Planning Authority; and
 - (b) All measures necessary to meet the approved water efficiency calculation have been installed.

Reason: There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. The PUSH Integrated Water Management Strategy has identified that there is uncertainty as to whether new housing development can be accommodated without having a detrimental impact on the designated sites within the Solent. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application. To ensure that the proposal may proceed as sustainable development, there is a duty upon the local planning authority to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council have had regard to Regulation 63 of the Conservation of Habitats and Species Regulations 2017, Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, and Policy E14, EX1 and E12 of the Pre-Submission Havant Borough Local Plan.

- 8 At all times following occupation of the development hereby approved, all measures necessary to meet the approved water efficiency calculation shall be maintained so as to ensure that no more than 110 litres per person per day shall be consumed in the development in perpetuity.

Reason: There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. The PUSH Integrated Water Management Strategy has identified that there is uncertainty as to whether new housing development can be accommodated without having a detrimental impact on the designated sites within the Solent. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application. To ensure that the proposal may proceed as sustainable development, there is a duty upon the local planning authority to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council have had regard to Regulation 63 of the Conservation of Habitats and Species Regulations 2017, Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, and Policy E14, EX1 and E12 of the Pre-Submission Havant Borough Local Plan.

- 9 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.