
Site Address: 176 Sea Front, Hayling Island, PO11 9HP
Proposal: Replace one set of patio doors to the front of the property with a bay window. Front extension to existing garage. Balcony to front elevation.
Application No: APP/23/01049 Expiry Date: 01/03/2024
Applicant: C/o Agent
Agent: Mrs R Taylor Case Officer: Denise Sheath
Ward: Hayling West
Site Visit Date: 30/01/2024

Recommendation: **GRANT PERMISSION**

1 Site Description

176 Sea Front, Hayling Island, is a two storey, detached dwelling located in a residential area in the south of Hayling Island. The dwelling is unusual in that the main entrance is on the side elevation. The land within the site is level and laid to lawn with the exception of a paved area and a hard standing to the immediate south of the property. The land to the front of the property is of an open character, whereas the land to the rear of the dwelling is well screened and of a more private nature.

2 Planning History

09/73607/000 - Two storey rear extension. WD - 02/06/2009
09/73607/001 - First floor extension over existing double garage to form bedroom and balcony. - PERM - 31/07/2009
APP/11/01053 - Crown reduce height by 3-3.5m and laterals by 2m to 1No. Beech tree (T1) subject to TPO 1098. PERM - 11/08/2011

3 Proposal

Replace one set of patio doors to the front of the property with a bay window. Front extension to existing garage. Balcony to front elevation.

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)
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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

The Council seeks to protect tree coverage in the Borough, sympathetically incorporating existing features into the overall design of the scheme including measures taken to ensure their continued survival.

The proposed development is not within a conservation area and whilst there is a beech subject to a Tree Preservation Order (TPO 1098) to the rear (north) of the site, it would not be adversely impacted by the proposed development.

The application form confirms that there is no intention of any works to trees to implement the planning permission in full. The local authority would need to be notified if any works were required to trees subject to Tree Preservation Order.

The agent has confirmed that the tree is not in vicinity of the proposed works, which are all to the front of the property, which also includes sufficient space for the delivery and storage of materials. The development would not have a detrimental impact on the surrounding trees and would be in accordance with policy DM8 of the Core Strategy (2011).

Southern Gas Networks - stage 1

Please find an extract from our mains records for your proposed work area, any SGN assets are described in the map legend. On some occasions blank maps may be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries.

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed.

Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

If you require any further information please do not hesitate to contact us.

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: 4

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

(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 proposal is to replace the existing patio doors located to the front south western elevation with a flat roof protruding bay window. The bay window will have a depth of 1.5m; a 4.1m width with a 2.7m height. The materials to be used in the construction of the bay window would include facebrick to match the existing materials of the dwellinghouse. Although the proposal would be visible from the public realm of Sea Front the bay window is considered to enhance the property façade. Therefore it is not considered harmful in context of the host dwelling or the character of the area.

7.4 The second element of the proposal is a flat roof extension to the front elevation of the existing attached garage. The garage extension would have a depth of 2.1m from the existing front garage elevation protruding a further 1.3m forward of the principal elevation of the dwellinghouse. Although the proposal would be visible from the public realm of Sea Front, it is not considered harmful in context of the host dwelling or the character of the area.

7.5 The final element of the proposal is for the installation of a balcony to the front elevation. The proposed balcony would be located to the first floor south eastern front elevation of the property and would have a depth of 1.5m; spanning a width of 3.1m attaching the flat roof element of the proposed garage extension. The balcony platform will be constructed with timber and will have 3 posts to the south western side elevation as a support. A 1m high glass screen balustrade is proposed to the perimeters of the balcony extending over the flat roof garage extension and attaching to the pitch roof element of the garage to the eastern side elevation. Due to the seafront location, balconies are a characteristic feature to the front of the dwellings within the locality. It is considered that this scheme would result in a high quality coastal design that would accord with this seafront location.

7.6 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 The neighbouring property to the west No.180 Sea Front is a significant distance from the application site and would not be impacted by the proposals in terms of loss of light, outlook or privacy nor would the proposal be overbearing or create any overshadowing. It is therefore considered the impact upon this neighbouring property would be minimal and acceptable.
- 7.8 The proposed extension to the front of the garage would be adjacent to an existing side extension located within and along the shared boundary within the neighbouring property to the east No.174. It is not considered the proposed garage extension would be overbearing or create any overshadowing, loss of outlook or loss of privacy. The proposed balcony is located to the front elevation which is already visible from the public realm of Sea Front. It is not considered that the proposed balcony would lead to any further overlooking or loss of privacy than what is already existing from the public realm. It is therefore considered that the proposals would have a limited and acceptable impact upon this neighbouring property.
- 7.9 Consequently, it is considered that the proposal will 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 no letters of objection were received with respect to the scheme.

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/23/01049 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:

Application Form - Received 17 January 2024
Location Plan - Received 20 December 2023
Block Plan - Received 20 December 2023
Proposed Elevations - Received 20 December 2023
Proposed Ground Floor Plan - Received 20 December 2023
Proposed First Floor Plan - Received 20 December 2023
Proposed Roof Plan - Received 20 December 2023

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.