

Site Address:	68 Sea Front Estate, Hayling Island, PO11 9JL		
Proposal:	Extension and porch to the side / front of the existing house with an infill extension to the rear elevation, raised roof height to existing flat roofed side extension and additional alterations to doors and windows		
Application Type:	Full Planning Permission		
Application No:	APP/24/00794	Expiry Date:	09/12/2024
Applicant:	Miss Perkins		
Agent:	Mr Davison	Case Officer:	Jennie Fox
	iDraw Limited		
Ward:	Hayling East		
Recommendation: GRANT PERMISSION			

- 1.1 68 Sea Front Estate is a semi-detached single storey dwelling on the eastern side of Sea Front Estate and accessed via a west facing driveway. The property comprises a gable ended pitched roof element to the front and a flat roofed element to the rear. The flat roofed element appears to be original, given the small size of the overall property. There is a passageway between the dwelling and the south boundary leading to the rear garden such that the dwelling is set away from the boundary by approximately 0.75m. The dwelling is finished in render with uPVC fenestration under red concrete tiles to the pitched roof and mineral felt with a timber fascia board to the flat roof.
- 1.2 The area immediately surrounding the application site is a residential private estate. The estate is characterised by predominantly single storey dwellings with brick, render, or hung tiles to the external walls and red tiled roofs. Near the entrance to the estate there are also several properties with weatherboard cladding. Many of the surrounding dwellings have been extended previously.
- 1.3 The application site is within Flood Zones 2 and 3. A Flood Risk Assessment has been provided.

None.

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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

CS15 (Flood and Coastal Erosion)

CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020: N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control

None received.

Councillor Mark Coates

None received.

Councillor Netty Shepherd

None received.

Councillor Peter Oliver

None 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: 8

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Building Work at 68 Sea Front Estate to be proposed will be quite alot of building work, which will cause much disruption to us. It will be feet away from our back yard and from our drive where we park our cars. We are both retired, so the disruption will be quite	Due to the relatively small scale nature of the proposed works any disruption would be temporary in nature, thereby limiting the impact to local residents.

alot and could go on for months. I can't cope with alot of noise and day after day for a period of time, will cause me distress.	
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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) Flood risk
- (v) 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 proposals are for side and rear flat roofed extensions to enable the internal space to be reconfigured in order to provide a dining area. A new porch area is proposed and the existing flat roof part of the dwelling would be reroofed as part of the works, which would increase its overall height by 0.2m to 3.1m. An existing bay window would also be clad to match the proposed porch and there is some reconfiguration of fenestration to the rear.

7.4 The proposed rear extension would be in line with the existing rear of the dwelling and would be approximately 1.9m in width. The side extension would also continue the existing line of the property and would be approximately 2m in length. Both extensions would be 3.1m in height. There would also be an open fronted entrance porch approximately 2.7m in height and projecting forward of the side extension by an additional 1.5m. Proposed alterations to rear fenestration would not be visible except from the garden of the host dwelling. The size and scale of the proposals is deemed to be in keeping with the host dwelling and surrounding area.

7.5 The proposed materials are render, which is widely found around Sea Front Estate, with a timber fascia board similar to that which the dwelling has currently. The proposed entrance porch would be finished in larch cladding boards and the existing bay window would also be clad in larch. Although there is no nearby precedent for larch cladding, this would match in with the timber fascia and would not be out of keeping with the overall palette of materials in the area. The materials are therefore deemed to be appropriate.

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 To the south of the application site is No.67 Sea Front Estate. No.67 is set away from the boundary with the application site by approximately 2.5m and the driveways of No.67 and 68 are adjacent. Although the driveway areas are open, with no boundary treatment, No. 67 has a 1.8m close-boarded fence with gates to the driveway that starts approximately 1m back from the building line, roughly level with the proposed addition. No.67 would therefore be well separated and screened from the proposed extensions such that any impact would be minimal.
- 7.8 To the north of the application site is No.69 Sea Front Estate. No.69 has an existing single storey rear extension up to the boundary with the application site that projects 3.5m from the original house and is therefore longer than the proposed rear extension by 1m, although it has a slightly lower overall height. The proposed rear extension is set away from the north boundary by 0.1m to prevent any overhanging of the roof eaves. The impact on No.69 is therefore deemed to be limited and acceptable.
- 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).

(iv) Flood risk

- 7.10 The proposal is within Flood Zones 2 and 3. The applicant has submitted the required Flood Risk Assessment and has indicated that floor levels within the proposed development will be set no lower than existing levels and flood mitigation and resilience techniques will be incorporated into the build where appropriate. This is satisfactory in meeting the requirements of Policy CS15.

(v) Biodiversity Net Gain (BNG)

- 7.5 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, 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/24/00794

(A)

(B) for the following reasons/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:

EXISTING AND PROPOSED PLANS AND ELEVATIONS 20.353.100 A
Flood Risk Assessment by iDraw Ltd.

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.