
Site Address:	6 The Strand, Hayling Island, PO11 9UB		
Proposal:	Single storey rear extension and two storey side extension.		
Application Type:	Full Planning Permission		
Application No:	APP/22/00168	Expiry Date:	20/05/2022
Applicant:	Mr D Porrett		
Agent:	Mr Bryan Humphreys	Case Officer:	Joseph Toole
	B R H Contractors		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

6 The Strand, Hayling Island, is a semi detached two storey property located to the east side of The Strand. The property comprises of brickwork and white tile hanging with grey roof tiles. Vehicular access is from The Strand with parking to the front and side.

The property is located within a residential area with some properties of similar style and design and others differing.

The application site is located within Flood Zone 2/3.

2 Planning History

No relevant planning history.

3 Proposal

Single storey rear extension and two storey side extension.

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

CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)

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

Councillor Leah Turner - Hayling East

No Comment.

Councillor M Wilson - Hayling East

No Comment.

Councillor R Raines - Hayling East

No Comment.

Developer Services, Southern Water

Southern Water requires a formal application for any new connection to the public foul and surface water sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link:
southernwater.co.uk/developing-building/connection-charging-arrangements

Please note: There is a private foul sewer within the development site. In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm sewer
- Combined Sewer

Guidance on Building Regulations is here:
gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).
Website: southernwater.co.uk or by email at:
SouthernWaterPlanning@southernwater.co.uk

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: 40

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
- (v) Ecology
- (vi) Drainage

(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 would involve the removal of the existing side conservatory with the erection of a two storey side extension and single storey rear extension. The proposed two storey side extension would have a width of approximately 3.3 metres, a depth of approximately 5.9 metres with a pitched roof having a maximum height of approximately 7.8 metres. The proposed rear extension would have a width of approximately 7.3 metres, a depth of approximately 3 metres with a flat roof having a height of approximately 2.5 metres.

7.4 The proposed works would have brickwork to match the existing property with matching roof tiles on the two storey side extension and a GDP flat roof on the single storey rear extension. This is considered to be inkeeping with the context of the main dwellinghouse.

7.5 Part of the proposed works would be visible from the street scene in the form of the proposed two storey side extension. It would be set back from the front of the main house by approximately 1.8 metres and be 0.4 metres below the existing ridge of the main house. Therefore, the proposed side extension is considered to appear subservient to the host dwelling which is encouraged within the Havant Borough Design Guide SPD. Due to the proposed rear extension being located to the rear of the property it is considered to have a limited impact upon the street scene. Furthermore, the proposed works would appear subservient to the host dwelling being of appropriate size to the plot and the retained amenity space. Therefore, it is considered to be inkeeping with the character of the area.

- 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 front there would be a window in the ground floor and a window in the first floor of the proposed side extension. These would face out onto the front gardens of surrounding properties thus deemed acceptable.
- 7.8 On the east side facing Silhouette Court there would be no side windows within the proposed two storey side extension and single storey rear extension. Due to its separation distance and position it is not considered to have an adverse impact upon the occupiers of Silhouette Court.
- 7.9 On the west side facing No.5 The Strand there would be no side windows within the proposed single storey rear extension. The proposed rear extension would be screened by the existing 1.8 metre high fencing and existing conservatory at No.5 therefore it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring occupiers.
- 7.10 To the rear there would be doors within the proposed rear extension at ground floor level which would create the similar views to that already established on site and would be screened by the existing 1.8 metre high fencing. There would be a window at first floor within the proposed side extension. This view would face out onto the front of Silhouette Court and create similar views to that already established on site.
- 7.11 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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.

(v) Flood Risk

- 7.12 The application would be classed as a 'minor development and according to the National Planning Practice Guidance (NPPG) unlikely to cause flood risk unless they would have an adverse effect on a watercourse, floodplain or its flood defences; they would impede access to flood defence and management facilities, or; where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows. The proposal should not effect these areas.
- 7.13 The built development is Flood Zone 2/3. The proposed development is classed as minor development and unlikely to cause flooding to the site and elsewhere and therefore accords with policy CS15 of the Core Strategy.

(v) Ecology

- 7.14 The property is within 50 metres of earlt meadow grass - notable and protected species. Due to the nature of the proposed development it is not considered to have a negative impact upon the ecology of the area.

(vi) Drainage

- 7.15 Southern Water commented on the application raising no objection. An informative has been added to the decision.

8 Conclusion

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

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00168

- 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:

Location Plan
Block Plan
Proposed Floor Plans
Existing and Proposed Front Elevation
Existing and Proposed Rear Elevation
Proposed Side Elevations
Flood Risk Assessment

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used 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.