
Site Address:	33 Fairlight Chalets, Salterns Lane, Hayling Island, PO11 9LQ		
Proposal:	Single storey side and rear extension		
Application Type:	Full Planning Permission		
Application No:	APP/22/00507	Expiry Date:	12/07/2022
Applicant:	Mr White		
Agent:	Mr Murray	Case Officer:	Lewis Ford
	I J Murray Associates Ltd		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is No.33 Fairlight Chalets which forms part of the Fairlight Chalet Estate off Salterns Lane, Hayling Island, PO11 9LQ.

The Fairlight Chalet Estate ("the Estate")

The Estates comprises 36no chalets which are accessed via a private drive (no footway) off Salterns Lane. The chalets are a mix of both holiday and full-time occupancies and are maintained to differing standards. In general, the chalets are arranged in blocks of 2no. or 3no. chalets and include brick construction and tiled pitched roofs. The original layouts were for 1no. or 2no. bedrooms with a sitting room, kitchen, and WC per chalet. However, several chalets have now been extended leaving insignificant private areas to the rear. As such, many of the chalets now use their front areas as private outdoor amenity space, and these are either laid to lawn or include hard standing for amenity and/or parking provision.

No.33 Fairlight Chalet

The site includes an end-of-terrace, single-storey chalet on the north-western corner plot of the Estate. The chalet is in a terrace of 3no. chalets (Nos 33 to 35) and comprises white rendered and painted walls, concrete interlocking roof tiles and UPVC windows and doors. The site is abutted on all sides by residential development and, as a corner plot, includes a substantial amenity area in comparison to other chalets in the Estate. Indeed, the eastern front garden is laid to lawn and includes a small outbuilding in the north-east corner of the plot which is used by both Nos 32 and 33 as a laundry / store (ref. APP/12/00488). Finally, the site is well screened by existing boundary hedging and fencing (approx 1.8m high) and the chalet itself currently includes 2no. bedrooms, a lounge, a kitchen, a shower/toilet, an attic, and a rear conservatory.

2 Planning History

HWU/02709 – OUTLINE PERM in Jan 1954 for erection of 30no. holiday bungalows.
HWU/02788 – PERM in Feb 1954 for erection of 30no. holiday bungalows.
13268 – REFUSAL for the erection of 8no. chalets.
13268/1 – PERM in June 1961 for the erection of 1no. bungalow with garage.
13268/2/Amended – PERM in Jan 1962 for the erection of 5no. chalets.
13268/3 – PERM in Mar 1962 for the erection of 5no. chalets.
13481 – PERM in June 1961 for residential development, erection of 3no. chalets, a shop and recreation room.
95/59778/000 – PERM in Mar 1995 for single storey side/rear extension and porch.
04/59778/001 – PERM in July 2004 for conservatory to rear (partly retrospective).
05/59778/002 – PERM in Aug 2005 for front porch.
APP/12/00488 – PERM in July 2012 for the retention of detached single storey shared laundry/store for 32 and 33 Fairlight Chalets; retention of new front porch, door to gable at first floor level, and flue at 32 Fairlight Chalets.
APP/12/00896 – REFUSAL in Nov 2012 for removal of Condition No.1 and No.7 of Planning Permission references 13268/3 and HWU/2788 respectively to allow for permanent occupation of chalet Nos 1-30, 32035 inclusive.
APP/17/01326 – PERM in Mar 2018 to the variation of Condition No.7 of Planning Permission ref. 2788 to increase occupancy from 8 months to 12 months.

3 Proposal

Single storey side and rear 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)
CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020

Not applicable.

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor L 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: 36

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
The land on which the property stands is between 25-50cms above the land to the rear and north side boundaries. Given the proposed increase in surface area drainage required and the close proximity to those boundaries, I am concerned about the risk of flooding or escape of rainwater onto land of the adjacent properties to the rear and north side. We have no information available to assess whether the proposed drainage provisions are adequate.	The Agent has confirmed that a soakaway will be created to the front of the property to take the water created by the additional roof area. This will be below the ground level (over 1m) and should have no impact on flooding to the neighbouring building. The above element of the project will be addressed through Building Regulations and, therefore, by the Building Control Team.

7 Planning Considerations

- 7.1 Planning Permission was granted under reference **HWU/02788** in February 1954 for the erection of 30no. holiday bungalows. In March 2018, Condition No.7 of Permission ref. HWU/02788 was varied to increase the occupancy from 8 months to 12 months to provide full-time occupancy at No.33 (the site). However, Condition No.4 of Permission ref. HWU/02788 is still relevant and states that:

No additional buildings or additions of any type shall be erected on the site without planning permission.

Reason: To secure well-planned development, to secure amenity, and to protect the amenities of the locality

- 7.2 In light of the above, and having due regard to the policies in the development plan, it is considered that the main issues arising from this application are:

- (i) Principle of Development
- (ii) Impact on the Character of the Area & Appropriateness of Design
- (iii) Impact on Neighbouring Properties
- (iv) Flood Issues

- (i) Principle of Development

- 7.3 The application site is located within the defined urban area as set out in Policies CS17 and AL2. As such, development is considered acceptable in principle subject to development management criteria.

- (ii) Impact on the Character of the Area & Appropriateness of Design

- 7.4 The existing dwelling includes three previous additions as follows:

Side extension (ref. 95/59778/000); and
Rear conservatory (ref. 04/59778/001); and
Front porch (ref. 05/59778/002)

- 7.5 The latter would be retained whilst the two former additions, along with the existing chimney stack and shed (in the north-west corner), would be demolished to facilitate the delivery of the proposed single storey rear and side extensions. The proposed extensions would allow for the internal reconfiguration of the existing chalet to provide 1no. large bedroom (reduction from 2no. smaller bedrooms), along with a lounge, kitchen, bathroom, WC, and utility room.

- 7.6 The Havant Borough Design Guide SPD states that:

- (1) Extensions should be smaller, subservient, sympathetic, and modest in mass and height compared to the main dwelling; and
- (2) Extensions should look to the existing dwelling (and its neighbours) as the main reference points for appearance, materials, and detailing; and
- (3) Extensions should include roofs which mirror the angle, eaves, details, and materials of the roof of the main dwelling

7.7 In terms of Points (2) and (3), the proposed extensions would comprise white rendered walls, concrete interlocking roof tiles, and white UPVC doors and windows to match the existing dwelling. The proposed roof would also mirror the existing dwelling by respecting and extending the existing gable wall and pitched roof over the proposed side extension, whilst providing a flat roof over the proposed rear extension. All the above would be supported by the Design Guide SPD as it would transform the staggered western rear and northern side elevations to provide a uniform and symmetrical dwelling which respects the existing levels, materials and built form of the Estate and the immediate chalet terrace.

7.8 As for Point (1), the original 1950s chalet (prior to the previous additions) only had a depth and width of approximately 4.8m and 5m respectively and, therefore, a footprint of approximately 24 square metres (sqm). In comparison, the proposed development would create a square dwelling with a depth and width of approximately 8.1m and a footprint of approximately 65sqm. This is the equivalent of a 60% increase in floor area compared to the original 1950s chalet. Initially, there was concern that the proposed development would lead to the unsatisfactory overdevelopment of the Plot. However, on balance, although the mass is not in accordance with the recommendations of the Design Guide SPD, it is considered that the proposed development would not be overwhelming within its plot size and would not lead to demonstrable harm as:

- The nature and use of the Estate have changed since the 1950s;
- The proposed rear extension broadly replaces the existing conservatory;
- The proposed side extension would replace existing shed and hardstanding;
- The site would retain a front garden space of approximately 70sqm;
- Neighbouring chalets use their front gardens as amenity space;
- Neighbouring chalets have insignificant rear areas; and
- Neighbouring chalets have extended to a similar mass (i.e., No.30).

7.9 Moreover, the appearance, design and mass of the proposed development would not be unacceptable in the context of the Estate. Although the proposed development would result in a large chalet (more than double the size of the original 1950s chalet), it is considered on balance that the proposed development would not lead to demonstrable harm given the additions and extensions to neighbouring chalets over recent decades. In considering all the above, the proposed development would not be contrary to Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011.

(iii) Impact on Neighbouring Properties

7.10 The Havant Borough Design Guide SPD advises that extensions should maintain a distance of at least 1m from side boundary walls, 8m from rear boundary walls, and 20m from neighbouring properties to the rear. Although the proposed development would retain a 1.05m and 1.15m gap to its western rear and northern side boundaries, it is acknowledged that the proposed development would not meet the latter separation distances and would encroach approximately 2m closer to Nos 14 and 16a Salterns Lane to the north (which are outside of the Estate). Despite the above, it is considered that the existing dwellinghouses to the north would not be adversely impacted in terms of overshadowing, overlooking, loss of light and loss of privacy. Indeed, the proposed side extension would remove the existing door/window in the gable wall on the northern elevation and the existing boundary treatments would be retained. As for Nos 32 and 34 Fairlight Chalets, the proposed development would not lead to any additional impact on amenity.

- 7.11 Consequently, it is considered that the proposed development would not be contrary to Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011. Notwithstanding the above, it is noted that no letters of objection have been received with respect to impact on amenity.

(iv) Flood Issues

- 7.12 The site is not in Flood Zones 2 and/or 3. However, climate change modelling has predicted that the site will be in a future flood zone. Despite this, the proposed development would include a rear extension to replace the existing conservatory, and a side extension on existing hard standing. In light of the above, it is considered that the proposed development would not put occupiers or employees of the emergency services at any additional risk in the event of a flood. As such, the proposed development would not be contrary to Policy CS15 in the Havant Borough Local Plan (Core Strategy) 2011.

8 Conclusion

- 8.1 The scale, siting and design of the proposed development would have an acceptable impact on the character of the area and neighbouring properties. The proposed development is, therefore, considered to be appropriate and is recommended for approval subject to appropriate planning conditions.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00507 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:

Drg No: A101 – Existing Site and Location Plan

Drg No: A102 – Existing Ground Floor Plan

Drg No: A103 – Existing Elevations

Drg No: A104 – Existing Site Sections

Drg No: A105 – Existing 3D Site Views

Drg No: A111 – Proposed Site and Location Plan

Drg No: A112 – Proposed Ground Floor Plan

Drg No: A113 – Proposed Elevations

Drg No: A114 – Proposed Site Sections

Drg No: A115 – Proposed 3D Site Views

Design & Access Statement (Published 20 June 2022)

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.