

Site Address: 58 Bracklesham Road, Hayling Island, PO11 9SJ

Proposal: Extension to first floor front elevation, side extension to house lift shaft, removal of existing rear conservatory to create rear garden terrace, installation of first floor rear balcony. Internal and external alterations with associated landscaping.

Application Type: Full Planning Permission

Application No: APP/24/00012

Expiry Date: 14/03/2024

Applicant: D Dix

Agent: Mr Sadler

Case Officer: Josephine Lacey

LPC (Trull) Ltd

Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 58 Bracklesham Road, Hayling Island, is a three storey detached dwelling on the south side of Bracklesham Road. The ground floor area of the front elevation is red brick, with a garage, two doors and two windows. There is a single storey front and side extension with a hipped roof extending along the west elevation. The external wall of the first floor is white rendered, with two first floor windows within the front elevation, none on the west side and two on the east side. Additionally, within the east side elevation there is a ground floor level window adjacent to an external door. The second floor comprises a kitchen and living area with an extended terrace area within the front elevation. The roof is skillion and lean-to, and there are large floor to ceiling windows within the front elevation, including a glass door providing access to the terrace area.
- 1.2 To the rear is a conservatory with a hipped roof leading to a balcony area. There is also a rear access door from the side extension adjacent a window within the ground floor rear elevation. There are two windows within the first floor and three high level windows within the second floor of the rear elevation. The frontage comprises hardstanding with space for parking and a car turntable. The rear garden consists of various levels, with steps leading down to a decking area. The neighbouring houses are of similar scale, but design varies within the road.
- 1.3 The site is within flood zone 2 and 3 and is adjacent to Chichester Harbour AONB and a footpath.

2 Planning History

03/68152/000 - Single storey extension to side and conservatory at rear.,
PERM.14/05/2003

06/68152/001 - Alterations to loft and raising of roof to provide second floor living accommodation., REF,16/03/2006

06/68152/002 - Alterations to loft and raising of roof to provide second floor living accommodation.. PERM.04/10/2006

APP/16/00369 - Replacement of existing timber two storey rear balcony, with steel frame glazed balcony, external spiral stairs and external rear raised deck area including side access deck., PERM,12/05/2016

3 Proposal

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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

CS12 (Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)
DM9 (Development in the Coastal Zone)

CS12 (Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)
DM10 (Pollution)
DM9 (Development in the Coastal Zone)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Chichester Harbour Area of Outstanding Natural Beauty Joint Supplementary Planning Document 2017

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy
NO OBJECTION WITH CONDITIONS

Conditions:

- 1) Schedule/samples of materials be agreed;
- 2) Retention of soft planting in garden;
- 3) Any external lighting to be sensitive to the property's location within the AONB.

Reasoned Justification

This property lies just within the AONB. It is not located in an exposed position within the wider landscape however, being surrounded on all sides by neighbouring houses.

The proposed extensions and alterations would not increase the prominence of the building in the landscape significantly or be detrimental to the natural beauty of the AONB in our view, subject to the employment of sympathetic materials and the retention of the existing soft landscaping within the rear garden. Any external lighting should also be sufficiently sensitive to the AONB's dark skies (particularly given the proximity to the Harbour) by avoiding light spill upwards or beyond the site.

Officer comment:

Regarding the suggested condition 1), this has been applied to the permission in the interests of preserving the character of the area and AONB. The soft planting in the rear garden is not deemed relevant in the determination of this application, and its retention is not necessary to make the proposed development acceptable. No external lighting is proposed. Therefore, suggested conditions 2) and 3) will not be applied to the permission as they do not meet the tests for planning conditions.

Councillor Leah Turner - Hayling East

No comments received.

Councillor Mark Coates

No comments received.

Councillor R Raines - Hayling East

No comments received.

Countryside Access Team

Consultation response: No objection

- Havant Footpath 104 (FP104) runs east along Bracklesham Road, then southeast to the beach.
- Havant Footpath 504 (FP504) runs east from a junction with FP104 on Bracklesham Road, then north and west around a salt marsh, terminating adjacent to the sailing club.
- The site is not located in a material proximity to any HCC Countryside Site.

A copy of the Definitive Map of Rights of Way and Definitive Statement and Countryside Sites can be found at <https://maps.hants.gov.uk/rightsofwaydefinitivemap/> and <https://www.hants.gov.uk/landplanningandenvironment/rightsofway/definitivemap>.

The Service raises no objection to the proposal, but asks that the following informative be added to any planning permission that may be granted.

Informatives:

1. No vehicles (including builder's and contractor's), machinery, equipment, materials, spoil, scaffolding, or anything else associated with the works, use, or occupation of the development, shall be left on or near to Havant Footpath 104 as to cause obstruction, hindrance, or a hazard to the legitimate users. The public retain the right to use the PROW at all times.

Open Space Society

No comments 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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
I would like to object to the first floor balcony on this plan as it will allow for a loss of privacy and be of detriment [redacted]. There is a conflict of interests here where the seafarers walk properties are traditional with bedrooms upstairs and the property on Bracklesham where the living area is upstairs. We already suffer with balconies being used for parties and [redacted].	The Havant Borough Council Design Guide requires a 24m distance between the rear elevations of three storey and two storey dwellings. It is understood that there is approximately a 45m distance between the applicant's rear elevation and the rear elevations of properties to the rear. This is considered acceptable for a first floor balcony.
Whilst one commends, and indeed would happily support a neighbour wanting to improve the quality and amenities of their property, it has a positive impact on the environment in which we all live, it must surely be done with minimum adverse impact on others. In the 20 years we have lived here the planning department has permitted the building of two new three storey houses and allowed two if not three others to add a third storey all closely overlooking the two storey houses in Seafarers Walk. This has led to a serious adverse impact on our privacy. Whilst otherwise fully supporting the proposal I feel that the first floor veranda will lead to a further diminution of our privacy and therefore ask for consideration to be given to that part of the proposal.	Noted. The Havant Borough Council Design Guide requires a 24m distance between the rear elevations of three storey and two storey dwellings. It is understood that there is approximately a 45m distance between the applicant's rear elevation and the rear elevations of properties to the rear. This is considered acceptable for a first floor balcony.

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) Chichester Harbour AONB
- (vi) Footpath
- (vii) Notable and protected species and priority habitats

(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 consists of several new elements to the dwelling, including an extension to the first floor front elevation, a side extension to facilitate a lift shaft, removal of the existing rear conservatory to create rear garden terrace and installation of a first floor rear balcony. This will require internal and external alterations with associated landscaping. Proposed materials are brick, white render and timber cladding to proposed lift shaft external walls.

7.4 The proposed first floor front extension would infill space to be in line with the building line of the remainder of the front elevation, meaning that it is subservient and appropriate in context to the main dwelling. The side extension facilitating the lift shaft would extend from the roof of the existing single storey side extension to a mid-point within the roof of the main dwelling. It would be to a width of around 1.8m, which is considered subservient to the main dwelling. The proposed materials for this element of the proposal are timber cladding, which is considered appropriate. The rear garden terrace would be to a FFL of 3.68m and would have a glass balustrade surrounding the terrace, extending from the main dwelling by around 4m. This is similar to the context of the existing dwelling, as it extends to a similar point to the existing conservatory. The proposed rear first floor balcony would be finished to a FFL of 6.3m and would extend from the rear elevation approximately 1.2m, with a glass balustrade similar to that of the ground floor terrace. This is considered in keeping with the main dwelling. There are also some fenestration changes within the elevations, including new double sliding doors within the rear of the ground floor and to the first floor balcony. The arrangement is considered appropriate and in keeping with the main dwelling and surrounding area.

7.5 In context to the surrounding area, the proposed front and side extensions and associated materials are considered appropriate within the varied streetscene and would not cause demonstrable harm to the character of the area. A condition has been agreed as requested by Chichester Harbour Conservancy for a schedule and samples of materials to be submitted prior to commencement in order to protect the natural beauty of the AONB. Please see AONB section below for further information.

- 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 east is No.60 Bracklesham Road. On the east elevation, there are fenestration changes, with the introduction of two new 5.8m high thin windows within the ground floor. This is not considered to impact privacy as there is an existing approximately 2m high fence in between the properties as well as existing windows within the side elevations of these properties facing each other. The proposed rear balcony and terrace would not cause a demonstrable loss of privacy, as the terrace would provide similar views to what exists with the current conservatory, and the first floor balcony does not extend far from the rear elevation, where there are already views of the neighbouring garden from the windows. The proposal would not be overbearing or lead to a loss of light or outlook to this neighbouring dwelling.
- 7.8 To the west is No.56b Bracklesham Road. On the west elevation, the proposal includes the side extension to facilitate the lift shaft. This element would extend from the side elevation by 1.5m from the roof of the existing single storey side extension to a total height of 11.76m. This is not considered to be overbearing or lead to a loss of light or outlook to this neighbouring dwelling. The proposed rear balcony and terrace would not cause a demonstrable loss of privacy, as the terrace would provide similar views to what exists with the current conservatory, and the first floor balcony does not extend far from the rear elevation, where there are already views of the neighbouring garden from the windows. The proposal would not be overbearing or lead to a loss of light or outlook to this neighbouring dwelling.
- 7.9 To the rear is No.9 Seafarers Walk. This dwelling is around 45m from the proposal. It is noted that comments have been received with concerns over privacy resulting from the proposed rear first floor balcony due to the difference in levels between the application site and dwellings on Seafarers Walk, as well as the three storeys of Bracklesham Road dwellings, and two storeys of Seafarers Walk dwellings. The Havant Borough Council Design Guide requires a 24m distance between the rear elevations of three storey and two storey dwellings. Due to the distance, existing trees to the rear of the application site, and small scale of the proposed rear first-floor balcony, it is not deemed that there would be any demonstrable harm to the properties to the rear on Seafarers Walk resulting from the proposal. In addition, the proposal would not be overbearing or cause loss of light or outlook to this property or other Seafarers Walk properties to the rear.
- 7.10 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

- 7.11 The application site is within Flood Zones 2 and 3. The applicant has submitted a Flood Risk Assessment, which satisfactorily details that floor levels will be set no lower than existing levels, and flood proofing will be incorporated where appropriate.

(v) Chichester Harbour AONB

- 7.12 The application site is just within the border of the AONB. Chichester Harbour Conservancy have been consulted on the application and have stated that the proposal would not increase the prominence of the building within the landscape significantly or be detrimental to the AONB's natural beauty, raising no objection to the proposal. A pre-commencement condition requiring submission of a schedule of materials/ samples has been attached to this permission in the interests of preserving the character of the AONB.

(vi) Footpath

- 7.13 There is a footpath adjacent to the application site. Hampshire Countryside Service were consulted on the application and have not objected to the proposal, but have requested that the following informative is attached to this permission: No vehicles (including builder's and contractor's), machinery, equipment, materials, spoil, scaffolding, or anything else associated with the works, use, or occupation of the development, shall be left on or near to Havant Footpath 104 as to cause obstruction, hindrance, or a hazard to the legitimate users. The public retain the right to use the PROW at all times.

(vii) Notable and protected species and priority habitats

- 7.14 It is noted that the application site is within 50m of the notable and protected species' of Dodder, English Scurvygrass, Sandwich Tern, the priority habitats of coastal saltmarsh, intertidal mudflats and Coastal Vegetated Shingle, Chichester Harbour SSSI, Chichester and Langstone Harbour SPA and RAMSAR areas, Solent Maritime SAC and a drain with moving water. It can be determined that the distance and small scale of the proposal would not inflict harm on these notable and protected species and priority habitats.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the adjacent footpath, local notable protected species and priority habitats, the character of the area and the AONB, is appropriate in terms of flood risk, 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/24/00012 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:

19 Jan 2024	PP01 A	LOCATION PLAN
19 Jan 2024	PP02 A	SITE PLAN
10 Jan 2024	PP05	PROPOSED GROUND AND FIRST FLOOR PLANS
10 Jan 2024	PP06	PROPOSED SECOND FLOOR AND ROOF PLANS
10 Jan 2024	PP07	EXISTING AND PROPOSED NORTH ELEVATIONS
10 Jan 2024	PP08	EXISTING AND PROPOSED EAST ELEVATIONS
10 Jan 2024	PP09	EXISTING AND PROPOSED SOUTH ELEVATIONS
10 Jan 2024	PP10	EXISTING AND PROPOSED WEST ELEVATIONS
09 Jan 2024		DESIGN AND ACCESS STATEMENT
09 Jan 2024		FLOOD RISK ASSESSMENT
09 Jan 2024		PLANNING APPLICATION COVER LETTER

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.

- 4 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory in context to the Chichester Harbour AONB and having due regard to policies CS12, CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.