
Site Address:	85 Sea Front Estate, Hayling Island, PO11 9JL		
Proposal:	Single storey rear extension and alterations, new driveway.		
Application Type:	Full Planning Permission		
Application No:	APP/23/01034	Expiry Date:	16/02/2024
Applicant:	Mrs Lawrence		
Agent:	Mr R Lilley	Case Officer:	Josephine Lacey
	Lilley Architecture		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

85 Sea Front Estate is in the north of Sea Front Estate, a neighbourhood of bungalows of similar design. Many of the surrounding dwellings have been extended to the rear, had loft conversions, and new driveways. The application site has not been developed thus far and consequently stands out from neighbouring dwellings. The elevations are red brick with uPVC windows, including a bay window within the front elevation. The roof is pitched with a red/ orange roof tile. The front door is wooden and to the side of the property within a flat roofed structure protruding from the west elevation, which is in a current state of dilapidation. The front and rear gardens are larger than neighbouring properties' due to the application site not having yet been developed to the front and rear, however they are overgrown and have not been well maintained. The rear boundaries between the application site between the application site and the dwellings to the north and east have been well maintained and are around 2m high fences, but the boundary with the neighbour to the west has not been as well maintained and is slightly lower level.

The site falls within Flood Zone 2 & 3.

2 Planning History

None recent or relevant.

3 Proposal

Single storey rear extension and alterations, new driveway.

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)

CS15 (Flood and Coastal Erosion)

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Leah Turner - Hayling East

No comments received.

Councillor Mark Coates

No comments received.

Councillor R Raines - Hayling East

No comments received.

Developer Services, Southern Water

Please see the attached extract from Southern Water records showing the approximate position of our existing public foul sewer at the access of the development site.

- The 200 mm diameter gravity sewer requires a clearance of 3 metres on either side of the gravity sewer to protect it from construction works and to allow for future maintenance access.
- No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water.
- No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of public or adoptable gravity sewers.
- All existing infrastructure should be protected during the course of construction works.

Please refer to: southernwater.co.uk/media/3011/stand-off-distances.pdf

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.

Southern Water requires a formal application for any new connection to the public 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

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

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
I support this application but have a concern as to where the bedrooms are situated.[REDACTED] I am not very happy as to where the 2 bedrooms are situated. [REDACTED] lounge/diner and I'm worried about noise (mine), when all is quiet you can hear the TV/music and voices[REDACTED]. If whoever lives there has have children or go to bed early[REDACTED]. Also, the kitchen/diner/lounge[REDACTED] so the same concern is for me too. Can you please pass these comments onto the person applying for this extension. Many thanks and kind regards,[REDACTED]	The proposal is within residential use, where a level of noise related activities with such a use is to be expected. If this became an issue, it would be a matter to be considered under Environmental Health legislation, not planning.

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) Car Parking/ New Driveway
- (v) Flood Risk

(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 comprises a single storey rear extension and a new driveway to the front of the dwelling. The proposed rear extension would extend 7m from the rear elevation at a width of 6m, and to a height of 2.9m, serving a proposed living/ kitchen/ dining area. The extension would be partly visible from the street as the proposal wraps around the west side elevation, extending from this wall by 1.8m. The new front door to the property would be located in the south elevation of the proposal fronting the highway, which is proposed to be grey composite. Within the west side elevation, a uPVC window is proposed within the existing dwelling. Within the rear elevation, white powder coated aluminium bi-fold doors are proposed adjacent to a uPVC window. The east side elevation is proposed to have no windows and is adjacent the neighbouring extension. Within the proposed flat roof, which would be GRP grey, four rooflights are proposed. The existing brickwork and new elements to the elevations would be rendered. This design is considered in keeping with the main dwelling and the surrounding area.

7.4 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

7.5 To the west is no.86 Sea Front Estate. This dwelling is approximately 1m from the proposal, and has a rear elevation which is roughly in line with the rear elevation of the proposed extension to no.85. There is an existing boundary fence between the properties that sufficiently provides privacy as it is over 1.7m. Furthermore, there are no windows from the proposal facing this dwelling. Therefore, the proposal would not cause a loss of privacy to this neighbouring dwelling. The proposal is not considered overbearing as it is not proposed to be to a height or length that would cause loss of light to this neighbouring property, though larger than the footprint of the original dwelling. The proposal will not affect outlook from this neighbouring dwelling, as there are no windows within this dwelling facing the proposal. Consequently, the proposal is considered to have a limited and acceptable potential impact on light, privacy and outlook to this neighbouring dwelling.

- 7.6 To the east is no.84 Sea Front Estate, the adjoining semi. This dwelling has a similar rear extension extending roughly 7m from the rear, so the proposal is roughly in line with the rear elevation. There is an existing boundary fence between the rear gardens of the properties that sufficiently provides privacy as it is over 1.7m. The proposal would not cause a loss of privacy to this neighbouring dwelling due to the existing boundary treatment. The proposal is not considered overbearing as it is not proposed to be to a height or length that would cause loss of light to this neighbouring property. The proposal will not affect outlook from this neighbouring dwelling as it only minimally extends past its rear elevation. Consequently, the proposal is considered to have a limited and acceptable potential impact on light, privacy and outlook to this neighbouring dwelling.
- 7.7 To the rear is no.58 Selsmore Road. The rear elevation of this dwelling is approximately 15m from the proposal. Since the proposal is single storey and there is an existing fence over 1.7m in between the dwellings, the proposal is unlikely to have any significant impact on light, outlook or privacy to this neighbouring dwelling.
- 7.8 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.

(iv) Car Parking/ New Driveway

- 7.9 The proposal facilitates the addition of a second bedroom within the dwellinghouse. The Havant Borough Council SPD requires a minimum of two spaces for dwellings with two bedrooms, which the proposal accords with, due to the extension of the driveway providing an additional space to the side of the west elevation. This complies with Policy DM13.

(v) Flood Risk

- 7.10 The proposal is within Flood Zones 2 & 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 proofing of the proposed development has been incorporated where appropriate. This is satisfactory in meeting the requirements of Policy CS15.

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/23/01034 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:

20 Dec 2023	551 PL01 REVP	LOCATION AND BLOCK PLAN
20 Dec 2023	551 PL03 REVP	PROPOSED GROUND FLOOR PLAN/ROOF PLAN
28 Dec 2023	551 PL05 REV P1	PROPOSED ELEVATIONS

Environment Agency Flood Advice note

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.