
Site Address: 1 St Aubins Park, Hayling Island, PO11 0HQ
Proposal: First floor side extension over existing garage. Replacement summer house / home office / external storage.
Application Type: Full Planning Permission
Application No: APP/22/01006 Expiry Date: 13/12/2022
Applicant: Mr & Mrs Libby
Agent: Mr Bessant Case Officer: Joseph Toole
JB Architecture Design Ltd.
Ward: Hayling West

Recommendation: **GRANT PERMISSION**

1 Site Description

1 St Aubin's Park, Hayling Island, is a two storey detached property located to the east side of St Aubin's Park on the corner with St Catherine's Road to the north. The property comprises of brickwork on the ground floor and tile hanging on the first floor, with concrete roof tiles. Vehicular access is from St Aubins Park with parking to the front.

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

2 Planning History

APP/10/00187 - Front garage extension and addition of pitched roof over.,
PERM,27/07/2010

APP/16/00247 - Single storey front and side extension., PERM,22/04/2016

3 Proposal

The proposal would involve a first floor side extension over the existing garage to be used as three bedrooms. The existing summerhouse would be removed and replaced with a home office/ garden room.

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)
CS19 (Effective Provision of Infrastructure)
DM10 (Pollution)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

No Comment.

Councillor Brenda Linger - Hayling West

No Comment.

Councillor Clare Satchwell - Hayling West

No Comment.

Councillor Julie Richardson

No Comment.

Developer Services, Southern Water

It appears that the developer is intending to build close to a public foul sewer which is crossing the site. Building over a “public sewer” is not normally permitted by Southern Water. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for Southern Water to allow building close to the sewer.

The length of sewer to be built over under the terms of Part H of the Building Regulations dictates that the matter is determined by the sewerage undertaker, which in this case is Southern Water. The conditions and application associated with the build-over/close-to a public sewer are available at Southern Water's Get Connected service: developerservices.southernwater.co.uk.

Furthermore, 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.

In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.

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: 7

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) Drainage
- (v) Parking

(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 first floor extension would have tile hanging and concrete roof tiles to match the existing property. This is considered to be inkeeping with the context of the main dwellinghouse and character of the area. The proposed home office / garden room would have weatherboard cladding with a single ply flat roof. This is considered to be of modern contemporary design, acceptable within relation to the main dwellinghouse.
- 7.4 The proposed works would be readily visible from the street scene in the form of the proposed first floor side extension. As the proposed extension would not extend out beyond the existing building line, not extend above the existing ridge of the property and would not result in an increase of footprint, it is considered to be of acceptable size and design. The proposed outbuilding would be partly visible from the street scene. The proposed outbuilding would be partly screened by the existing wall along St Catherine's Road. Due to its modest size and design replacing an existing outbuilding, it is not considered to have an adverse impact upon the character of the area.
- 7.5 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

- 7.6 To the front there would be a window serving a bedroom within the proposed first floor extension and two skylights within the roof. As these views would face out onto the public highway and the properties opposite, it is not considered to cause harmful overlooking.
- 7.7 On the north side facing the properties along St Catherine's Road there would be a window serving an en-suite. Due to its separation distance it is not considered to cause harmful overlooking to the neighbouring properties. Although the proposed extension would increase in height, due to its placement it is not considered have a negative impact upon the neighbouring properties.
- 7.8 To the rear there would be two windows within the proposed extension serving bedrooms. As these views would face out onto the existing outbuilding of No.15 St Catherine's Road and not their main private amenity space, it is not considered to cause harmful overlooking.
- 7.9 Due to the size and position of the proposed outbuilding it is not considered to have an adverse impact on any neighbouring properties.

- 7.10 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.

(iv) Drainage

- 7.11 Southern Water commented on the application raising no objection subject to a prior commencement condition for the protection of public sewers. This has been agreed by the applicant's agent. An informative has also been recommended.

(v) Parking

- 7.12 The proposed extension would increase the number of bedrooms from 3 to 5 therefore 3 car parking spaces are required on site according to the Havant Borough Parking Standards SPD. There is sufficient space on site to accommodate this.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area and neighbours 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/22/01006 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:

Location Plan and Site Plan - 01
Proposed Floor Plans - PL.629.22.04 C
Proposed Elevations - PL.629.22.05

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

Prior to the commencement of the development hereby permitted, details of the measures which shall be undertaken to protect public sewers on and adjoining the site shall be submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. The development shall thereafter be carried out in accordance with the approved measures.

Reason: In the interests of protecting public utility infrastructure and having due regard to policies CS19 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.