
Site Address:	Beechgrove, St Peters Road, Hayling Island, PO11 0RX		
Proposal:	Re-submission APP/22/00435 relating to proposed garage extension.		
Application Type:	Full Planning Permission		
Application No:	APP/22/00897	Expiry Date:	10/11/2022
Applicant:	Mr Gould		
Agent:	Mr Lee	Case Officer:	Joseph Toole
	Critchley Architecture And		
	Design (CAAD) Ltd		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

Beechgrove, St Peters Road, Hayling Island, is located to the west side of St Peters Road. The application site is a two storey property comprising of black timber on the property and facing brick on the garage. It has brown clay roof tiles. The property has an outbuilding to the front which is partly screened by a hedge. Vehicular access is from St Peters Road with parking to the front.

The property is located in a low density area with large properties of different designs.

2 Planning History

02/61548/003 - Demolition of existing bungalow and construction of replacement dwelling., PERM,25/04/2003

02/61548/002 - Demolition of existing house and construction of replacement dwelling with attached double garage with accommodation over., REF,24/06/2002

96/61548/000 - Single storey rear extension to provide separate accommodation for elderly relative, REF,08/03/1996

96/61548/001 - Single storey rear extension to provide separate accommodation for elderly relative, REF,06/06/1996

06/61548/004 - Substitute approved metal chimney with brick work chimney and replace timber cladding to north elevation with bricks., WD,16/10/2006

06/61548/005 - Re-site replacement dwelling with attached double garage as built. Substitute approved metal chimney with brickwork chimney and replace timber cladding to north elevation with bricks. Substitute approved circular bay to rear with square bay as an alternative to that approved at appeal ref 02/61548/002 dated 21 January 2003., PERM,08/12/2006

08/61548/006 - Erection of garden store to front of property. (Retrospective Application.), REF,21/10/2008

APP/20/00714 - Garage extension and conversion., PERM,27/11/2020

3 Proposal

The proposal is for re-submission APP/22/00435 relating to proposed garage extension following the removal of an outbuilding. It would be used as a workshop and have a width of approximately 6.4 metres, a depth of approximately 7.1 metres with a false pitched roof with flat top with sedum planting, having a maximum height of approximately 3.3 metres. The only changes in this application is to change the appearance from brick to cladding, the introduction of two windows to the east elevation and to reduce the garage door size.

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)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020
N/A

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

Please see the attached extract from Southern Water records showing the approximate position of our existing foul sewers within the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

- The 150 mm diameter gravity sewers require a clearance of 3 metres on either side of the gravity sewers to protect it from construction works and to allow for future maintenance access.

- No new development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewers 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 be aware that the property is already built over existing public foul sewer.

Please note that there is a decommissioned public foul sewer within the development site.

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 foul 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

Hampshire Biodiversity Information Centre:

Within 50m Wader and Brent Goose Strategy - Solent Wader and Brent Goose Strategy Sites.

Officer Comment: Given the domestic scale of the proposal the proposals are not anticipated to result in a harm to protected species.

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
Plans to use the flat roof area as a balcony, causing loss of privacy	The applicant's agent confirmed the flat roof would not be used as a balcony. It is also worth noting planning permission would be needed for a balcony.
Prefer two storey extension	Please see Section 7.
Don't like flat roof design	
Don't like black cladding	

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) Ecology

(i) Principle of development

7.2 The application site is located outside the defined urban area, however, the proposal is for a small scale extension to an existing residential property and 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 works would have black timber cladding, oak posts with bricks and clay roof tiles to match the existing property. This is considered to be in keeping with the main dwellinghouse and character of the area. The proposal includes an area of flat roof behind a false pitch and the provision of a green roof. The proposal is considered to have an acceptable visual impact and the lower roof form reduces the mass and bulk of the proposed extension in the streetscene. The additional windows would help break up the solid flank elevation.
- 7.4 The proposed garage extension would be in the same position as the previously approved extension under reference APP/20/00714 and would be lower in height. It is worth noting properties such as Horwood Orchard would be on the same trajectory line in relation to the highway. Therefore the proposal is considered to be in keeping with the street scene.
- 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 Although the proposed development would extend the existing garage out to the front it is not considered to impact any residential amenity space being partially screened by the existing hedging and fencing along the boundaries. It is noted there would only be windows and doors on the south and east elevations. This is not considered to overlook any immediate private amenity space facing Tideways driveway and Devonia. Furthermore, these views have already been established from the existing garage on the south side.
- 7.7 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

- 7.8 Southern Water were consulted on the application raising no objection. An informative has been added to the decision.

(v) Ecology

- 7.9 The property is within 50 metres of a Solent Wader and Brent Goose Strategy site. Due to the nature of the proposed development it is not considered to have an adverse impact upon the ecology of the area.

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/22/00897 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 and Block Plan - 22040-101
Proposed Floor Plans and Elevations - 22040-403 C

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.