
Site Address:	38 Sea Front, Hayling Island, PO11 9HL		
Proposal:	Single storey rear extension.		
Application No:	APP/22/00937	Expiry Date:	22/11/2022
Applicant:	Mr & Mrs Green		
Agent:	Mr R Lilley	Case Officer:	Denise Sheath
	Lilley Architecture		
Ward:	Hayling East		
Site Visit Date:	01/11/2022		

Recommendation: **GRANT PERMISSION**

1 Site Description

38 Sea Front, Hayling Island, is a single storey detached bungalow constructed with white painted rendered externally walls with terracotta roof tiles. The property benefits from a block pave driveway leading to the detached garage along the rear south western elevation with a laid to lawn garden area to the front and rear. The boundary treatment consists of a white painted rendered wall with entrance gates to the front elevation and partial rendered wall to the southern elevation with a 1.8m close boarded fencing to the rest, the northern elevation has a 1.8m close boarded wooden fence and the western boundary consists of a 3-4m high hedge.

2 Planning History

APP/21/00583 - Garage extension - PERM 04/08/2021

3 Proposal

Single storey 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
CS16 (High Quality Design)

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

Submission Version Havant Local Plan

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Developer Services, Southern Water

Please see the attached extract from Southern Water records showing the approximate position of our existing public foul sewer in 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.

Please note:

- The public foul sewer requires a clearance of 3 metres on either side of the public foul 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 foul 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 a public foul sewer.
- All existing infrastructure should be protected during the course of construction works.

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

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.

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

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: 12

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
We have already registered our objection to the proposed extension to No 38 Sea Front and listed our reasons for doing so. A light survey appears to have been carried out without our knowledge, but this does not address our claim to the right of direct sunlight. To reiterate the point, in Autumn and Winter, the sun does not rise above the roof of No 38. This is because: The sun is low in the sky. No 38 is a much taller building. The north side of No 38 and particularly the north side of the proposed extension, is very close to our bungalow. The proposed extension will fill the gap between the present building and a tree, situated in the SW corner of our garden, so that we will not see the sun at all. The tree is a Hornbeam of more than 5 meters in height and is not shown on the plans. For reasons already stated, our bungalow and garden will remain totally overshadowed in the Autumn and Winter months, which appears to contravene our right to direct sunlight	
Concerns raised: • Loss of light especially during the winter months • Overlooking • Loss of outlook • Health condition will deteriorate without direct sunlight • Loss of property value	See section 7. Loss of property value, is not a planning consideration

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

(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 is for the erection of a single storey rear extension. The proposed extension would be located to the north western section of the rear elevation, it will have a depth of 5m with a width of 4.5m, the roof is a pitch roof design with gable end. The eaves will have a height of 2.9m with the maximum height of the roof at 4.1m. The materials to be used in the construction of the extension will match the render and terracotta tiles of the main bungalow. Due to the location of the extension at the rear of the property it would not be visible from the public realm. Notwithstanding this it is not considered the proposal would create a harmful impact upon the character of the main bungalow nor the character of the street scene.

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

7.6 The proposed extension would have a distance of approximately 5m to the western boundary and would be mainly screened by the 3m-3.5m hedging along this shared boundary. It is considered that the properties located adjacent this shared boundary (Nos. 42A and 44a Sea Front) are at a significant distance that the impact of the proposal would be considered negligible.

7.7 The proposed extension would not be visible to the neighbouring properties to the south (Nos. 36 and 40 Sea Front), the proposal would have an excess of 35m distance from their facing elevations and would be screened by the boundary treatment and the garage structure within the application site. It is therefore considered that the impact of the proposal would be considered negligible.

7.8 The proposal would have a 1.498m distance to the shared northern boundary with No.42B Sea Front and an approximate 4.8m distance from the side facing elevation. There are to be no windows or doors facing this side elevation of the extension. There is an additional window proposed to the northern elevation of the main dwelling, a degree of overlooking is already existing from the existing windows within this side facing elevation it is not considered the additional window would create a greater impact than is already existing. This window would be mainly screened by the 1.8m fencing. It is also noted that the additional window within the ground floor elevation of the main

dwelling could be carried out under permitted development.

- 7.9 Concerns have been raised with regard to loss of light following the proposed erection of the single storey rear extension. The submission of daylight and 45 degree plan has demonstrated that there would not be a significant impact in relation to loss of daylight to the adjacent neighbouring property to the north (No.42B). It is therefore considered that the proposal would have a limited and acceptable impact upon this neighbouring property.
- 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).

(iv) Flood Risk

- 7.11 The proposed alterations fall within the definition of 'minor development in relation to flood risk and does not require a consultation or further action.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the 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/22/00937 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:

Application Form - Received 27 September 2022
Location and Block Plan - Drawing No. 530 PL01 - Received 30 September 2022
Existing Floor Plan - Drawing No. 530 PL02 - Received 30 September 2022
Existing Elevations - Drawing No. 530 PL03 - Received 30 September 2022
Proposed Floor Plan - Drawing No. 530 PL04 Rev P1 - Received 30 September 2022
Proposed Elevations - Drawing No. 530 PL05 Rev P1 - Received 30 September 2022
45 Degree Plan and Daylight Test - Received 14 November 2022
45 Degree Plan - Received 14 November 2022
Flood Risk Matrix - Received 08 November 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.