
Site Address:	12 Fishermans Walk, Hayling Island, PO11 9QU		
Proposal:	Erection of a first floor front extension, single storey side infill extension incorporating new porch, with internal and external alteration. Decked area to rear and flue		
Application Type:	Full Planning Permission		
Application No:	APP/22/00731	Expiry Date:	27/10/2022
Applicant:	Mr Hackshall		
Agent:	Mr Butler	Case Officer:	Tina Pickup
	Richard Butler Architect		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site relates to a detached, two storey, flat roofed dwelling, accessed off a rough track/private drive, off un-adopted Fishermans Walk. It has a detached garage located in the south-eastern corner of the plot. The site benefits from a waters front siting and hence the primary outlook is to the north, over the sea.
- 1.2 The north elevation of the existing dwelling features large windows with white upvc cladding panels between buff brick supports and parapets. The south elevation has a staggered profile with the two storey element set back and a single storey flat roofed 'L' shaped forward section. The first floor element is white clad, whilst the ground floor is cream painted render. There is a single storey side section to the west, that provides the entrance, but it is set back behind the single story front projection, and hence is not very legible.
- 1.3 The area is characterised by a mix of development including residential dwellings to the immediate east and west, but mobile home holiday parks beyond. Number 10 to the west, comprises a pitched roof two storey dwelling that is sited fairly close to the shared boundary. It has a deeper footprint than the application site, including an attached single storey garage at its southern end. The rear of this garage has an access door, otherwise the east elevation of this property has one first floor window facing the application site. To the east, number 16 comprises a detached bungalow set in a large plot, with a mobile home sited between it and the application site. Both side rear boundaries comprise hedging.
- 1.4 The site is located within the Chichester Harbour AONB. It is adjacent to Chichester Harbour Site of Special Scientific Interest (SSSI), the Chichester and Langstone Harbours Ramsar and Special Protection Area (SPA) and the Solent Maritime Special Area of Conservation (SAC). It is also within flood zone 2 and 3.

2 Planning History

None relevant

3 Proposal

- 3.1 Erection of a first floor front extension, single storey side infill extension incorporating new porch, with internal and external alteration. Decked area to rear and flue

- 3.2 The proposal would square off the two storey element by demolishing part of the single storey forward projection and extending above the remainder of the single storey element on the south side. It would also enlarge the single storey side extension to the same footprint depth. The height of the property would be marginally increased by infilling to the top of the existing parapets. The north elevation windows would be enlarged with aluminium windows, and other materials updated with white painted timber boarding, and the buff brick work painted white. The existing metal flue would be re-sited and painted white. A timber decked area across the full width of the south elevation is also proposed.

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

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020

[n/a](#)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

NO OBJECTION WITH CONDITIONS

Appropriate planning conditions to control the materials of construction, the finished appearance, and measures to limit light pollution within the Dark Skies protocol should be considered and applied by the LPA.

CHC has no substantive objection to the submitted physical works / operational use. The proposal is not viewed as being demonstrably harmful to the natural beauty of the AONB environment and surrounding supporting hinterland / buffer area. The external impact to the wider AONB protected landscape is limited and therefore generally acceptable to the AONB protected national landscape.

Hampshire Biodiversity Information Centre

Within 50m RAMSAR, SAC and SPA

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: 0

Comment	Officer Comment
None received	

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 and AONB
- (iii) Effect on neighbouring properties
- (iv) Impact on Ecology/wildlife
- (v) Flood Risk
- (vi) Parking

(i) Principle of development

7.2 The application site is located outside the defined urban area, however, the proposal comprises an extension to an existing residential property and therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area and AONB

7.6 From the wider AONB, i.e. the water, the north elevation would essentially retain its existing silhouette with very minimal addition of height where materials infill to the existing parapet. This change to the mass and bulk presented to the water is considered insignificant and not harmful. The additional area of glazing would be marginal, and given the set back not overly reflective or harmful. Therefore in landscape impact terms, the long distance views from the water and AONB would be largely unchanged and visually acceptable.

7.7 The proposed south extension, whilst to the 'front' would not actually be visible in any traditional street scene terms as the site is accessed off a private track and in part screened by the existing garage. The proposed flat roof design, in this instance is appropriate and sympathetic to the character and design of the host dwelling.

7.8 Overall it is considered that the design and appearance of the proposal is deemed appropriate in context to the main building and the sites setting within the AONB, and is therefore considered to be acceptable, meeting the requirements of Policies CS12

and 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

- 7.9 At its closest point, the two storey element would be set off the shared boundary with number 10 by 2m and be sited adjacent their garage. The additional height and mass would not impact the first floor side window which is set further forward, but just the rear access door to the garage. As a secondary, non habitable space any overshadowing or loss of light or outlook is not considered to be harmful to the amenity of the occupiers of this property. The proposed single storey side extension would be set close to the shared boundary, but being flat roofed would not be overly high, dominant or enclosing.
- 7.10 To the east, the siting of the mobile home in spacious open grounds, is such that the proposed extension would have little material harm - any limited additional overshadowing due to orientation would not fall on the mobile home or any private sitting out area. The proposed decking would be set at nominal ground level and not result in any significant raising of levels to result in elevated views affecting privacy of either neighbour.
- 7.11 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, 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) Impact on Ecology/wildlife

- 7.12 The site is located immediately adjacent several internationally designated nature conservation sites, including Chichester Harbour Site of Special Scientific Interest (SSSI), the Chichester and Langstone Harbours Ramsar and Special Protection Area (SPA) and the Solent Maritime Special Area of Conservation (SAC). The majority of the works would be to the rear of the site, away from the foreshore and any over wintering birds. The householder scale of development is not considered to undermine the conservation aims of these designations nor affect the protected species (largely wader birds).

(v) Flood Risk

- 7.13 The site falls within Flood Zone 2 and 3 but the largely first floor nature of the development that does not alter the finished ground floor levels and would not alter the flood risk of future occupiers. The submitted FRA indicates flood proofing measures will be incorporated where appropriate.

(vi) Parking

- 7.14 The dwelling currently has 4 bedrooms and the proposed extensions and internal reconfigurations would still result in 4 bedrooms. With no change to the number of bedrooms then no additional parking is required to serve the development, and it is noted the site has a double garage and hardstanding for cars and boats, adequate to meet the Parking SPD.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area, AONB, 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/22/00731

(A) 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:

Site Location Plan - Drawing number 2203 P-100

Proposed Site Plan - Drawing number 2203 P-130

Proposed Block Plan 2203 P-120

Proposed Floor Plans - Drawing number 2203 P-300

Proposed Elevations - Drawing number 2203 P- 310

Flood Risk Assessment

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.