
Site Address:	276 Sea Front, Hayling Island, PO11 0AZ		
Proposal:	Proposed first floor front extension and minor internal alterations		
Application Type:	Full Planning Permission		
Application No:	APP/22/00650	Expiry Date:	25/08/2022
Applicant:	Mr Graham		
Agent:	Mr Watford	Case Officer:	Graham Speller
	HOP Architects Ltd		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located on the northern side of Sea Front and is occupied by a detached two storey dwelling of an individual design with a flat roof and painted brickwork. The main two storey element of the dwellinghouse is set back some distance from the road and the general building line of adjacent properties. A single storey timber clad element with a roof garden projects forwards of the two storey element.
- 1.2 The surrounding area is residential in character with an eclectic mix of styles and design and two and five storey blocks of flats on the opposite side of the road.
- 1.3 Unusually, the neighbouring property at No.274 has a rear garden that wraps around the rear of the application site and the application site has very limited rear amenity space.

2 Planning History

APP/15/00636 - Front extension with balcony area above, external cladding.,
PERM,19/08/2015
APP/22/00045 - Proposed second storey extension and minor internal alterations.,
WD,10/05/2022

3 Proposal

- 3.1 Proposed first floor front extension and minor internal alterations.
- 3.2 This is a revised submission following withdrawing a previous application following officer advice.

4 Policy Considerations

National Planning Policy Framework 2021
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)
CS17	(Concentration and Distribution of Development within the Urban Areas)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Brenda Linger - Hayling West

No comments received.

Councillor Clare Satchwell - Hayling West

No comments received.

Councillor Julie Richardson

No comments received.

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: 61

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) 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 would be over an existing single storey element which projects forwards from the main two storey part of the existing dwellinghouse. However, it would not project further forwards than the adjacent properties and is also set back from the road. The design incorporates a flat roof, as does the existing building. The design seeks to continue with a contemporary modern appearance incorporating design features such as vertical timber louvres which would result in a clear definition between the ground floor element and above. There are also other forms of flat roofed buildings and more contemporary modern appearance in the area. As such, the proposed roof form and design is considered acceptable in its context and would not result in an adverse impact on the character of the area or the visual amenities 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

- 7.5 The previous proposal for an additional floor was withdrawn following officer advice as there was concern regarding potential adverse impacts on the amenities of neighbouring properties. This revised proposal would continue the existing two storey form and it is considered that there would be no loss of sunlight to neighbouring properties or significant overlooking as a result of the development.
- 7.6 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) Parking

- 7.7 This scheme proposes a reduction in the number of bedrooms and, as such, there is no requirement for additional parking provision, however, the site can accommodate a number of vehicles on the frontage.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the character of the area and is therefore considered to be appropriate and recommended for approval.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00650 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:

HOPA-001-P- REV A - EXISTING LOCATION/BLOCK PLAN/FLOOR PLANS AND ELEVATIONS

HOPA-002-P – PROPOSED PLANS AND ELEVATIONS

HOPA-013-P – VERTICAL TIMBER LOUVRE DRAWING

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.