
Site Address: Spinners, St Peters Road, Hayling Island, PO11 0RT
Proposal: Single storey side extension, link to garage, driveway alterations (new access, carport and surface material). Permitted Development works also proposed include hip to gable loft extension and re-roof the existing single storey rear extension.
Application Type: Full Planning Permission
Application No: APP/22/00300 Expiry Date: 08/06/2022
Applicant: Mr & Mrs Wardle
Agent: Ms S Roberts Case Officer: Selina Donophy
Critchley Architecture and Design
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey, semi-detached dwellinghouse located on the west side of St Peters Road, Hayling Island. This property has render to the elevations with a tiled roof. The area is semi-rural with agricultural fields to the west. The site is located outside of the defined urban area.

2 Planning History

None relevant

3 Proposal

Single storey side extension, link to garage, driveway alterations (new access, carport and surface material). Permitted Development works also proposed include hip to gable loft extension and re-roof the existing 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)

CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

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 Leah Turner - Hayling East

No comment

Councillor M Wilson - Hayling East

No comment

Councillor R Raines - Hayling East

No comment

County Ecologist

Developments that affect building roofs can affect bats, which are legally protected. Circular 06/2005 identifies that the presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat, and therefore that it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted.

The Circular however also identifies that applicants should not be required to provide information on protected species unless there is a reasonable likelihood that they will be present and affected by the proposed development.

The application site is of relatively modern construction, and the work will affect a small portion of the roof where there is an existing room and existing rooflights. There are limited foraging opportunities close to the application site and no records for surrounding properties.

As such, I would consider there to be no reasonable likelihood that bats would be present and affected and I would raise no specific concerns over this proposal.

I would nevertheless suggest an advisory note is added to the planning permission as follows:

- Bats and their roosts receive strict legal protection under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Amendment (EU Exit) Regulations 2019. All work must stop immediately if bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during this development. Should this occur, further advice should be sought from Natural England and/or a professional ecologist.

Southern Water

Please see the attached extract from Southern Water records showing the approximate position of our existing foul sewer within the development site. The exact position of the public asset 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 sewer requires a clearance of 3 metres on either side of the gravity sewer 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 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 public or adoptable gravity sewers.

- All existing infrastructure should be protected during the course of construction works.

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 and surface water 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

Within 50m Notable and Protected Species - Dark-bellied Brent Goose

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: 2

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
- (iii) Effect on neighbouring properties
- (iv) Ecology

(i) Principle of development

7.2 The application site is not within the defined urban area, therefore development will only be permitted if it is consistent with the policies for the countryside set out in national policy as specified in Policy CS17. Whilst the principle of new dwellings is not supported in non-urban locations, in this case the application proposes the extension of an existing building for purposes ancillary to the enjoyment of the host dwelling, and no objection is raised to this as a matter of principle as it accords with Policy AL2 of the Allocations Plan.

7.3 This proposal initially included alterations to the boundary treatments shown on the plans- these have since been removed with the applicant looking to undergo these works under permitted development . It also shows alterations to the roof with a barn hip roof extension and re-roofing of the existing rear extension - these are also proposed under permitted development criteria .

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

7.4 This proposal comprises single storey extensions to the side of the property, linked to the rear of the existing garage building and following the removal of the existing store to the side elevation. This would have a depth of approximately 3.8 metres , a width of 7.3 metres and a height of 2.5 metres and 4.1 metres to ridge level with the roof hipped in at the side. The roof would be just visible above the garage roof. This space would create a snug, wc and utility room as well as access to the garage. The snug would be served by a set of doors to the rear, as would the utility room and the wc would have a rear elevation window. A veranda would be installed down the side of the property following the removal of the rear utility room and wc . The veranda roof would be supported by posts and would have a height level with the cil of the north elevation first floor window. To the front of the garage a car port is proposed - this would have dimensions of 7 metres depth, 3.9 metres height and 3.5 metres width and would be of a pitched roof design, supported by posts. Resin is also proposed to the driveway. Proposed materials include render to match existing.

7.5 This proposal is considered to appear in keeping with the host dwelling, whilst there would be a mixture of roof heights and styles, the final appearance is not deemed to be harmful to the host dwelling. The extensions would not be highly visible from the public realm as they would be hidden behind the existing garage, with the property set

back from the road. The car port also would be set back from the road , whilst being a generous size, is deemed not to be a harmful addition. Materials would match existing and overall the proposal is judged to be acceptable.

- 7.6 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

- 7.7 To the south of the application site is the attached dwelling, Mandai. The proposed extensions would be located on the other side of the property and are not considered to result in harm to the amenity of this property.
- 7.8 To the north of the application site is no 2 Channel View St Peter's Road. The side extension would be located close to the shared side boundary where there is the front entrance to no 2 followed by a bathroom window and then a kitchen window/door. The extension would come approximately level with the bathroom window at no 2. The roof of the extension would be hipped away and whilst the proximity would be close , it is deemed that the impact on the window would not be unacceptable. The proposed car port would be 7 metres in depth so would be a reasonable size, projecting beyond the front elevation of 2 Channel View by some way. With the bulk of the roof hipped away and the sides of the car port left open it is judged that, on balance the impact would not be substantially overbearing to justify a refusal on this basis.
- 7.9 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) Ecology

- 7.10 The County Ecologist has been consulted on this proposal and concludes that it is unlikely that bats would be present or affected by this proposal. Despite this if bats are found to be present please see the attached informative. Given the domestic scale of the development it is considered unlikely that there would be harmful impacts on the adjacent Solent Wader and Brent Goose Strategy Sites.

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/22/00300

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:

103C Amended proposed site plan
101A Block and location plan
403A Proposed ground floor and site
404A Proposed first floor and loft
503 Proposed car port
22012-504 Amended proposed elevations
22012-505 Amended proposed elevations

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.