
Site Address:	33 Kings Road, Hayling Island, PO11 0PD		
Proposal:	Retrospective application for single storey rear extension.		
Application Type:	Retrospective Planning Permission		
Application No:	APP/22/00657	Expiry Date:	05/09/2022
Applicant:	Mr. N Tuttle		
Agent:	Mr P Walker	Case Officer:	Lewis Ford
	Island Design		
Ward:	Hayling East		

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

The application site is 33 Kings Road, Hayling Island, PO11 0PD.

The locality is predominantly residential in nature and the site, itself, includes a 2.5 storey, semi-detached, dwellinghouse of traditional brick and tile construction. The front curtilage includes hardstanding for the parking of 2no. vehicles. Finally, the "original" dwellinghouse has previously been extended to which, in combination, has resulted in an existing single-storey "wrap-around" front and side extension.

2 Planning History

HWU/00348 – PERM in Mar 1949 for the erection of 76no. houses at Site 2, Hayling Island.

93/58094 – PERM in Mar 1993 for garage to side and porch to front at 33 Kings Road., Hayling Island.

APP/10/00635 – PERM in Nov 2010 to convert and extend single storey attached garage, incorporating new roof lantern and internal alterations, at 33 Kings Road, Hayling Island

3 Proposal

Retrospective application for 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

- 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)

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

Not applicable.

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor L Turner - Hayling East

No comments received.

Councillor M Wilson - Hayling East

No comments received.

Councillor R Raines - Hayling East

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received.	

7 Planning Considerations

7.1 The single storey rear extension was constructed and completed in June 2022 but does not benefit from formal planning permission. The start and completion of construction is not a material planning consideration. Instead, it is considered that the main issues arising from this application, whilst having due regard to the relevant policies in the development plan, are:

- (i) Principle of Development
- (ii) Chichester Harbour Area of Outstanding Natural Beauty (AONB)
- (iii) Impact on Character of the Area & Appropriateness of Design
- (iv) Impact on Neighbouring Properties
- (v) Flood Issues

(i) Principle of Development

7.2 The application site is located within the defined urban area as set out in Policies CS17 and AL2. As such, development is considered acceptable in principle subject to development management criteria.

(ii) Chichester Harbour Area of Outstanding Natural Beauty (AONB)

7.3 The development is approximately 88.25m away from the defined Chichester Harbour AONB, and is adequately screened by the woodland and scrubland between its rear boundary and the entrance road to Mill Rythe Holiday Village. In addition, the development is a replacement (albeit slightly larger) rear extension comprising matching materials to the main dwellinghouse. Given all the above, it is considered that the development will not be seen from, nor will it impact, the Chichester Harbour AONB. The development, therefore, will not be contrary to Policy CS12 in the Havant Borough Local Plan (Core Strategy) 2011, and so the Chichester Conservancy has not been consulted on this occasion.

(iii) Impact on Character of the Area & Appropriateness of Design

7.4 The Applicant has demolished a previous rear extension and has constructed a new, larger, flat-roofed rear extension in the predecessor's place to a depth, width, eaves height and maximum height of approximately 3.9m, 6.4m, 3m, and 3.2m respectively. Please note, the difference in eaves and maximum height is due to the 3no. roof lanterns. The larger replacement rear extension requires retrospective planning permission as it does not meet the criteria set out under **Schedule 2, Part 1, Class A** of the Town and Country Planning (General Permitted Development) (England) Order 2015, also known as the **GPDO**. More specifically:

- The development extends more than 3m beyond the “original” rear wall; and
- The development would connect to the previously permitted front, side, and rear extensions (see refs 93/58094 and APP/10/00635 above) to form one large “wrap-around” extension to the “original” dwellinghouse which, in combination, would not meet all the criteria under Schedule 2, Part 1, Class A.

- 7.5 The new larger rear extension would provide an open-plan lounge and kitchen space to be used as a family area. The new extension would remain subservient to, and would comprise brickwork to match, the existing dwellinghouse. Although the new extension includes a flat roof and black UPVC bi-fold doors, this is not considered to be harmful to the visual amenity of the area, and so would not be contrary to the recommendations of the Havant Borough Design Guide SPD.
- 7.6 Moreover, the appearance, design, and mass of the development is deemed to be acceptable and appropriate in the context of the application site and its locality. As such, it is considered that the development would not result in an adverse impact on the visual amenity of the area and, therefore, it would meet the requirements of Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011.

(iv) Impact on Neighbouring Properties

- 7.7 The Havant Borough Design Guide SPD advises that householder extensions:
- Should be at least 1m from side boundaries; and
 - Should be at least 8m from rear boundaries; and
 - Should be at least 20m from neighbouring rear properties; and
 - Must not adversely impact the amenity of neighbouring properties
- 7.8 The site is surrounded by woodland and scrubland on its north-eastern rear elevation, and the existing rear garden would retain a depth of approximately 16.6m. The above would accord the second and third bullet points above. As for the first bullet point, the rear extension is on the boundary with No.35 Kings Road. Although this does not accord with the recommended 1m separation distance, it is considered that the extension would not warrant refusal in this instance as; the side elevation broadly follows that of the now demolished previous rear extension; a household can build up to the boundary under permitted development rights (PDR) [if no more than 3m beyond the “original” rear wall]; and no letters of objection have been received.
- 7.9 In terms of the amenity of neighbouring properties, the rear extension does not include any fenestration on its side elevations and, instead, includes bi-fold doors on its north-eastern rear elevation facing out onto the existing rear garden. Although the extension may lead to the overshadowing of No.35 Kings Road, this would be limited to the late afternoon / evening and, therefore, would not warrant refusal in this instance. It is also noted that the previous rear extension had a similar depth and so a degree of overshadowing in the late afternoon / evening would not be unusual in this instance. Consequently, it is not considered that the rear extension would notably increase the potential for overshadowing, loss of light, overlooking, and/or loss of privacy beyond existing levels. As such, the single-storey rear extension would accord with the requirements of Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011.

(v) Flood Issues

- 7.10 The site is currently in Flood Zones 2 and 3, and climate modelling has predicted that the site will be in a future flood zone. The Agent has submitted an Environment Agency (EA) – “Householder and Other Minor Extensions in Flood Zones 2 and 3” – Form which indicates that the floor levels within the proposed development will be set no lower than existing levels, and that flood proofing of the development has been incorporated where appropriate. Given the above – and that the development is replacing a previous (albeit smaller) rear extension – it is considered that the development would not put occupiers or employees of the emergency services at any additional risk in the event of a flood. As such, the development is not considered to be contrary to Policy CS15 in the Havant Borough Local Plan (Core Strategy) 2011.

8 Conclusion

- 8.1 The scale, siting and design of the single-storey rear extension would have a limited and an acceptable impact on the character of the area and neighbouring properties. The development is, therefore, considered to be appropriate and recommended for approval subject to appropriate planning conditions.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/22/00657 subject to the following conditions:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan and Block Plan (Received 11 July 2022)
Existing Elevations (Received 11 July 2022)
Existing Ground Floor Plan (Received 11 July 2022)
Proposed Elevations (11 July 2022)
Proposed Ground Floor Plan (Received 11 July 2022)
Section Drawing AA (Received 11 July 2022)
Flood Risk Assessment (Received 11 July 2022)

Reason: To ensure provision of a satisfactory development.