
Site Address: 51 North Shore Road, Hayling Island, PO11 0HN
Proposal: Two storey front and side extension, with a single storey extension containing a balcony at the rear; summer house to rear of property.
Application Type: Full Planning Permission
Application No: APP/22/00176 Expiry Date: 11/05/2022
Applicant: Mr & Mrs Lenney
Agent: Mr Vaizgenis Case Officer: Joseph Toole
 Hebden Design Studio
Ward: Hayling West

Recommendation: **REFUSE PERMISSION**

1 Site Description

51 North Shore Road, Hayling Island, is located to the north west side of North Shore Road. The application site is a two storey detached property comprising of grey cladding and plain roof tiles. The property backs onto the foreshore. Vehicular access is from North Shore Road with parking to the front.

The property is located within a residential area with surrounding properties differing in style and design.

The application site is located in Flood Zone 2/3.

2 Planning History

APP/21/00885 - Two storey side and front extension and single storey rear extension with balcony., PERM, 12/10/2021

3 Proposal

The proposal would involve a two storey front and side extension, with a single storey extension containing a balcony at the rear; summer house to rear of property.

This is a revised application to the previous approval under reference APP/21/00885. The changes involve the two storey side/front extension now having a flat roof instead of a pitched roof with some internal alterations.

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

CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Community Infrastructure, Planning Policy & Urban Design

CIL Liable as the proposed extension is more than 100 sqm:

<http://www.havant.gov.uk/community-infrastructure-levy-charging-schedule>.

The applicant has indicated they wish to make a claim for extension relief. In order for relief to be granted, a CIL Form 9 must be submitted and acknowledged prior to commencement of works.

Councillor Brenda Linger - Hayling West

No Comment.

Councillor Clare Satchwell - Hayling West

No Comment.

Councillor I Scott Hayling West

No Comment.

Developer Services, Southern Water

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

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.

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

Environment Agency

No Comment.

Langstone Harbour Board

No Comment.

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: 5

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
- (v) Flood Risk
- (vi) Ecology
- (vii) CIL
- (viii) Drainage

(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 Within the National Planning Policy Framework July 2021 it states decisions should ensure that developments are visually attractive as a result of good architecture, layout and

appropriate and effective landscaping.

- 7.4 Policy CS16 of the Havant Borough Core Strategy states planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design responds positively to existing features of natural, historic or local character within or close to the proposed development site.
- 7.5 The Havant Borough Design Guide SPD states extensions should look to the existing building as the main reference point for appearance, materials and details such as ridge, verge and eave finishes, head and cills, brick coursing, dressings and quoin work.
- 7.6 The proposed development would involve the erection of a two storey side and front extension and single storey rear extension with a balcony above. This would provide additional living space and a master bedroom suite to the dwelling.
- 7.7 The proposed works would have grey cladding with dark grey mosaic tiles to match the existing with a zinc flat roof. This is considered to be inkeeping with the context of the main dwelling and surrounding area.
- 7.8 The proposed front and part side extension would be visible from the street scene. The proposed front extension due to its flat roof design and the first floor jetting out over the ground floor is considered to be disproportionate and bulky, which would dominate the existing features of the host dwelling. As such it would be an incongruous feature within the street scene having a sufficiently harmful impact on the character and appearance of the locality, contrary to Policy CS16 of the HBLPCS. This proposal would also be contrary to the NPPF which promotes the creation of high quality, beautiful and sustainable buildings and places.
- 7.9 The proposed summerhouse is considered to be inkeeping with the character of the area being located to the rear of the property.
- 7.10 The design and appearance of the proposal is deemed inappropriate in context to the main building and is therefore considered to be unacceptable, contrary to the requirements of Policy CS16 of the HBLP (Core Strategy) and Havant Borough Design Guide SPD. It is considered that the scheme would result in an adverse impact on the visual amenity of the locality. In accordance with guidance in the NPPF permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

(iii) Effect on neighbouring properties

- 7.11 To the front at ground floor level the garage would be moved closer to the front boundary and the existing door would be replaced by a window. At first floor level there would be new windows within the en-suites and bedroom slightly forward than the existing windows. These new alterations would create similar views to that already established on site and is not considered to cause any form of overlooking to the neighbouring properties.
- 7.12 On the east side at ground floor level there would be two sets of bi-folding doors within the proposed rear extension facing the shared boundary with No.53 North Shore Road. These views would be screened by the existing 1.8 metre high fencing therefore it is not considered to cause harmful overlooking. Furthermore, the proposed rear extension would be approximately 12.5 metres away from the shared boundary

with No.53 thus it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring occupiers.

- 7.13 On the west side there would be a new door on the ground floor which would be screened by the existing 1.8 metre high brickwall. On the first floor there would be a new window within the dressing room facing the side wall of No.49 North Shore Road. This window could be conditioned to be obscurely glazed and fixed shut below 1.7 metre floor level to prevent overlooking. The proposed two storey front extension would be approximately 6 metres from the side wall of No.49 which is not considered to appear overbearing or result in the harmful loss of light to the neighbouring occupiers. Furthermore, the proposed single storey rear extension would be screened by the neighbouring building to the rear of No.49. As a result it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring property.
- 7.14 To the rear there would be bi folding doors within the proposed rear extension facing out onto the rear garden. Due to the existing screening it is not considered to overlook any properties. There would be a balcony above part of the single storey rear extension nearest to the dwelling which would look out on to the rear garden and water to the back. This would create similar views to that already established on site and due to its position and the inclusion of 1.7m high frosted glass screens to both sides of the balcony it is not considered to directly overlook the private amenity space of the neighbouring properties either side. It is worth noting the proposed summerhouse is not considered to have an adverse impact upon any neighbouring properties.
- 7.15 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

- 7.16 The proposal would result in the increase of bedrooms from 3 to 4 therefore 3 car parking spaces are required on site according to the Havant Borough Parking Standards SPD. There is sufficient car parking on site on the front driveway and garage for 3 car parking spaces.

(v) Flood Risk

- 7.17 The application would be classed as a 'minor development and according to the National Planning Practice Guidance (NPPG) unlikely to cause flood risk unless they would have an adverse effect on a watercourse, floodplain or its flood defences; they would impede access to flood defence and management facilities, or; where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows. The proposal should not effect these areas.
- 7.18 The application site is partly in Flood Zone 2/3 - however this solely relates to part of the rear garden with neither the existing dwelling nor the proposed extensions within these Flood Zones. The applicant's submission confirms that floor levels within the proposed development will be set no lower than existing levels and flood proofing of the development will be incorporated where appropriate. The proposed development is classed as minor development and unlikely to increase the risks associated with flooding to the site and elsewhere and therefore accords with policy CS15 of the Core

Strategy.

(vi) Ecology

- 7.19 The application site is within 50 metres of an SSSI. Due to the nature of the proposed development and separation distance it is not considered to have a negative impact upon the ecology of the area.

(vii) CIL

- 7.20 The proposed works would be over 100 sqm therefore CIL liable. The applicant indicated they would make a claim for extension relief.

(viii) Drainage

- 7.21 Southern Water were consulted on the application raising no objection.

8 Conclusion

- 8.1 In conclusion the proposal hereby submitted would be significantly and material different from the previous approval reference APP/21/00885 which had a pitched roof design which did not dominate and was in character with the host dwelling and the locality. The proposed front extension by reason of its design and appearance, which would be a jettied flat roof extension which would have no symmetry to the existing property, would be an incongruous and prominent feature which would dominate the host dwelling and have a significantly detrimental impact on the character and appearance of the locality and the visual amenity of the street scene, contrary to Policy CS16 of the Havant Borough Local plan (Core Strategy) and the guidance in the NPPF, which positively promotes quality design in developments. It is therefore recommended that the proposal be refused.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/22/00176

- 1 The proposed front extension by reason of its design and appearance would be an incongruous and prominent feature which would dominate the host dwelling, which would be significantly detrimental to the character and appearance of the locality and the visual amenity of the street scene, contrary to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the adopted Havant Borough Design Guide Supplementary Planning Document 2011 and the guidance in the National Planning Policy Framework which positively promotes quality design in developments.

