
Site Address: 10A North Shore Road, Hayling Island, PO11 0HL
Proposal: Removal of existing conservatory. Single storey rear extension, second floor extension and general remodelling.
Application Type: Full Planning Permission
Application No: APP/22/00443 Expiry Date: 15/07/2022
Applicant: Mr and Mrs Hill
Agent: Mr I Murray Case Officer: Joseph Toole
Ward: Hayling West

Recommendation: **GRANT PERMISSION**

1 Site Description

10A North Shore Road, Hayling Island, is a two storey detached property located to the east side of North Shore Road. The property comprises of white render and concrete roof tiles. Vehicular access is from North Shore Road with parking to the front.

The property is located within a residential area which have a mixture of designs.

2 Planning History

06/71601/000 - Two storey front extension and conservatory to rear.,
PERM,05/09/2006
APP/14/01052 - Single storey front extension., PERM,26/11/2014

3 Proposal

The proposed development would involve a second floor extension with a flat roof design with general remodelling to be used as a master bedroom. Furthermore, the existing conservatory would be removed and replaced by a single storey rear extension to be used as a kitchen and open plan living area.

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)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Brenda Linger - Hayling West

No Comment.

Councillor Clare Satchwell - Hayling West

No Comment.

Councillor I Scott Hayling West

No Comment.

Langstone Harbour Board

The Board's Planning Sub Committee has considered this application and offers NO OBJECTION.

Natural England Government Team

Thank you for your consultation on the above dated 24 May 2022 which was received by Natural England on 24 May 2022.

Natural England is not able to fully assess the potential impacts of this proposal on statutory nature conservation sites or protected landscapes or, provide detailed advice on the application. If you consider there are significant risks to statutory nature conservation sites or protected landscapes, please set out the specific areas on which you require advice. The lack of detailed advice from Natural England does not imply that there are no impacts on the natural environment. It is for the local authority to determine whether or not the proposal is consistent with national and local environmental policies. Other bodies and individuals may provide information and advice on the environmental value of this site and the impacts of the proposal on the natural environment to assist the decision making process.

Generic advice is provided in Annex A attached.

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: 1

Comment	Officer Comment
Loss of light due to increase in the height and volume of the proposed second floor extension	Please see Section 7.
Site Plan inaccurate	The site plan appears to be correct
Want a daylight and sunlight assessment to be carried out	45 degree angles have been provided

Loss of privacy from balcony	Please see Section 7.
Out of keeping with the character of the area	Please see Section 7.
<u>Revised Plans</u>	
Frosted glass screening out of keeping with design	Due to its modest size it is not considered to have a negative impact on the design
Overlooking to the rear	Please see Section 7
Design out of keeping with the character of the area	
Plan A114 Site Section 4 and A105 are incorrect	These plans have been updated
Loss of daylight/sunlight, overlooking, loss of privacy and overshadowing as detailed in the original objection	Please see Section 7.

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) CIL
- (vi) Ecology

(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 works would have white k render walls to the front and rear single storey elements and second floor addition and trespa romantic walnut cladding to the original two storey element of the property. This is considered to be of modern contemporary design and deemed inkeeping with other refurbished properties along North Shore Road.

7.4 The proposal would alter the design of the existing property, now being flat roofed. It would have an appropriate height within the existing roof line and in some cases below neighbouring properties. Furthermore, at second floor level it would be set in reducing its bulky appearance within the street scene. There are a number of differently designed properties along North Shore Road with some flat roofed properties, thus it is not considered to have an adverse impact upon the character of the area.

- 7.5 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

- 7.6 To the front of the property at first floor level there would be a balcony serving a bedroom. At second floor level there would be two balconies and bi-folding doors. As these views would face out onto the public highway and the front of surrounding properties it is not considered to cause adverse overlooking. There is potential to face the front No.12 North Shore Road however it is not considered to cause direct overlooking into their private amenity space.
- 7.7 On the south side facing the shared boundary with No.10 North Shore Road there would be no side windows within the proposed rear extension. It would be screened from the existing hedging and fencing thus not considered to have an adverse impact on the neighbouring occupiers. Within the proposed second floor addition due to the position of the balcony and the 1.7 metre high obscure screening it is not considered to cause harmful overlooking. The proposed 1.7 metre high obscure screening has been conditioned to be retained. There would be a window on this level serving an en suite. Due to concerns with overlooking this window has been conditioned to be obscurely glazed and non opening below 1.7 metres in height. Furthermore, the second floor addition would be set in thus not deemed to appear overbearing or result in the harmful loss of light to No.10. It is worth noting the first floor side window at No.10 North Shore Road is a bathroom. 45 degree angles have been carried out from the first floor windows of the No.10 showing the proposal is not considered to cause adverse overshadowing to the neighbouring occupiers.
- 7.8 On the north side facing the shared boundary with No.12 North Shore Road there would be no side windows within the proposed rear extension. It would be screened from the existing hedging and fencing thus not considered to have an adverse impact on the neighbouring occupiers. Within the proposed second floor addition due to the position of the balcony and the 1.7 metre high obscure screening it is not considered to cause harmful overlooking. The proposed 1.7 metre high obscure screening has been conditioned to be retained. Furthermore, the second floor addition would be set in and due to its relationship with No.12 is not deemed to appear overbearing or result in the harmful loss of light to No.12. 45 degree angles have been carried out from the first floor windows of the No.12 showing the proposal is not considered to cause adverse overshadowing to the neighbouring occupiers.
- 7.9 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 of hedging and fencing it is not considered to cause any form of overlooking. At second floor level there would be two windows serving the bedroom. This is considered to create similar views to that already established on site and as a result not considered to cause adverse overlooking.
- 7.10 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).

(iv) Parking

- 7.11 The proposed works would increase the number of bedrooms from 5 to 6 therefore 3 car parking spaces are required according to the Havant Borough Parking Standards SPD. A Parking Plan submitted it shows there is sufficient space to accommodate the parking numbers.

(v) CIL

- 7.12 The proposed development would be under 100sqm therefore not CIL liable.

(vi) Ecology

- 7.13 The property is within 50 metres of Solent Wader and Brent Good Strategy Site. Due to the scale of the proposed works and its distance from the site it is not considered to have an adverse impact upon the ecology of the area.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area, neighbour amenity and adequate parking is provided 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/22/00443

- 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:

Existing Location and Block Plan - A101
Proposed Location and Block Plan - A111 V8
Proposed Floor Plans - A112 V8
Proposed Elevations - A113 V8
Proposed Site Sections - A114.1 V8
Proposed Site Views - A115 V8
Parking Plan - A117
45 degree views from 1st floor - A118 V8
45 degree side views - A119 V8
Design and Access Statement

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.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the window in the second floor on the south elevation facing No.10 North Shore Road shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and non opening below 1.7 metres in floor level and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 Prior to occupation of the development hereby approved the 1.7 metre high obscure glazed screening on either side of the first floor balconies shall be erected as shown in drawing reference A113 V8 and retained thereafter unless agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.