
Site Address:	53A Southwood Road, Hayling Island, PO11 9PT		
Proposal:	Single storey side and rear extension with balcony.		
Application Type:	Full Planning Permission		
Application No:	APP/22/00329	Expiry Date:	02/08/2022
Applicant:	Mr Wild		
Agent:	Mr Langley	Case Officer:	Selina Donophy
	James B Langley Ltd		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey, detached dwellinghouse located on the north side of Southwood Road, Hayling Island. This property has a pitched roof with a catslide roof slope to the side featuring two flat roof dormers. To the front is a balcony at first floor level and internal garage at ground floor. The elevations are formed from a white textured render. The site is accessed via a shared driveway which also serves No. 53b. To the rear of the site is the SSSI /SPA .

2 Planning History

04/53671/001 - Fell and replace 1x Pine, subject of G1 TPO 1213., PERM,27/07/2005

3 Proposal

Single storey side and rear extension with balcony.

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

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS16	(High Quality Design)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

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

5 Statutory and Non Statutory Consultations

Arboriculturalist

Please consider this email as an Arboricultural consultation response for the above application.

There is one statutorily protected tree onsite within influencing distance of the site and that could be adversely affected by the proposals.

An Arboricultural report has been submitted that demonstrates this tree has been considered and provides sufficient protection measures and construction methods so as to minimise the impact of this development.

Should you be minded to permit the application, I would recommend a suitably worded condition requiring the strict adherence to the submitted arboricultural information

Chichester Harbour Conservancy

NO OBJECTION WITH CONDITIONS

Appropriate planning conditions to control the materials of construction, the finished appearance, and measures to limit light pollution within the Dark Skies protocol should be considered and applied by the LPA.

Conditions are to be read in conjunction with the overall recommendation and should not be separated.

Planning 'Permitted Development' allowances do not apply within an AONB. 'Permitted Development' works therefore require a planning application to be submitted to the Local Planning Authority for formal consideration.

Reasoned Justification

The location of the proposal outside of, but close to the AONB and occupies a position within the built-up urban area with a harbour coastline to the north of the plot. The site sits within a backdrop and setting of residential dwellings.

The proposed ground floor extension to the north elevation incorporates a flat roof that enables a first-floor balcony area to serve the first-floor accommodation. The extension has a large expanse of sliding window glazing that makes up the majority of the extended elevation. The roof balcony is also extensive in area, occupying most of the new extension below. In addition, there is a large rooflight from the extension below within the balcony area and the balustrading is horizontal wire which provides limited visual screening of the balcony area enclosed from external observation.

The current amended proposal provides indication that the is to be non-reflective glass used for the first-floor fenestration alterations, for the ground-floor extension sliding windows, and for the balustrade enclosure to the first-floor balcony created.

There is unfortunately no AONB Landscape Visual Impact Statement, submitted with the application, notwithstanding its location outside but close to and impacting on the AONB.

Other than the original submission which CHC Raised objection to on excessive glazing issues, the planning history raises nothing of direct relevance to the current submission. AONB PP01, PP03, PP09, Joint SPD considerations have been part of this AONB planning assessment. Under AONB PP03 the variation submission does not change the earlier permission.

This identified that the change in ground floor footprint as approx. 24% increase from the existing house. The principal silhouette to the Harbour was shown to be a minimal 1% increase, and to the east/west an approx. 4% increase. The residential domestic use of the building and site are not changed.

The location of the proposal outside but close to the AONB is in an urban built-up area with a backdrop and setting of residential development and with a coastal shoreline frontage to the north.

The amended submission does not change the siting and positioning from the original submission.

Given the backdrop and setting of the built-up area, the works to the street would be largely unnoticeable, however views to the north and the open waters of the harbour would be noticeable.

The scale, structural shape, and building massing of the proposed works would have a modest change in the visual impact within the site, and to the harbour coastline and water area. The design and traditional form of construction. The amount of un-screened glazing (sliding doors and rooflight to the ground floor and balcony balustrade and replacement first-floor windows) would be likely to have a significant visual impact on the AONB protected national landscape from potential lighting and illumination intrusion within the landscape. The amended plans and details provide nonreflective glass to be used throughout, thereby reducing the potential for light spillage and the concerns as to the impact on the nearby AONB.

The character and atmosphere / ambiance of the AONB locality is unlikely to be altered by this proposal. In matters of ecology, biodiversity, or wildlife habitat, hibernation, foraging, mating, or spawning / nesting / rearing areas, the development proposal in the AONB would be unlikely to have any identifiable harmful impact. The proposal is unlikely to have any significant impact or effect on the AONB in relation to wildlife conservation and protection. The provision of on-site ecological enhancements, such as the provision of bat and bird boxes, hedgehog houses, etc. would be helpful in ensuring on-site wildlife is not excluded from the site. Existing trees and hedges and any other green infrastructure should be retained, particularly where providing screening from surrounding external areas. There are no mitigation measures necessary in relation to this proposal.

The adopted guidance requires a clear demonstration that no harm is caused to the AONB. Taking the proposal as described, CHC has no substantive objection to the submitted physical works. The proposal is generally acceptable to the AONB and has a limited external impact to the wider AONB protected landscape subject to the glazing measures in the amended plans and details.

Councillor Leah Turner - Hayling East

No comment

Councillor M Wilson - Hayling East

No comment

Councillor R Raines - Hayling East

No comment

County Archaeologist

Thank you for your consultation. In view of the limited scale of the proposal I would not raise any archaeological issues.

County Ecologist

I would not raise any concerns in relation to ecological matters.

If you have any queries please don't hesitate to contact me.

Hampshire Biodiversity Information Centre

Within 50m Notable and Protected Species - Early Meadow-grass

Within 50m Priority Habitat - Coastal Saltmarsh, Intertidal mudflats

Within 50m SSSI - Chichester Harbour

Within 50m RAMSAR - Chichester and Langstone Harbours

Environment Agency

Thank you for consulting the Environment Agency on the above application.

We have reviewed the information as submitted and set out our position below.

Environment Agency Position

We have no objection to the proposal as submitted.

Advice to LPA**Flood Risk Standing Advice**

The proposed development falls within Flood Zone 3, which is land defined in the planning practice guidance as being at risk of flooding.

We have produced a series of standard comments for local planning authorities and planning applicants to refer to on 'lower risk' development proposals. These comments replace direct case-by-case consultation with us. This proposal falls within this category.

These standard comments are known as Flood Risk Standing Advice (FRSA). They can be viewed at

<https://www.gov.uk/guidance/flood-risk-assessment-for-planningapplications#when-to-follow-standing-advice>

We recommend that you view our standing advice in full before making a decision on this application. We do not need to be consulted.

Advice to Applicant**Environmental Permit**

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission

For further guidance please visit

<https://www.gov.uk/guidance/flood-risk-activitiesenvironmental-permits> or contact our National Customer Contact Centre on 03708 506506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environmentagency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Signing up for flood warnings

The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit <https://www.gov.uk/sign-up-for-flood-warnings>. It's a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up.

Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

For practical advice on preparing for a flood, visit <https://www.gov.uk/prepare-forflooding>.

To get help during a flood, visit <https://www.gov.uk/help-during-flood>.

For advice on what do after a flood, visit <https://www.gov.uk/after-flood>.

Please do not hesitate to contact me using the contact details shown below should you have any queries regarding the above information.

Environmental Health Manager, Community Group

I have no adverse comments to make in regard to this application.

I would however ask, that the following informatives be added if consent were to be granted.

Case Officer comment : Please see informatives

Natural England Government Team

Thank you for your consultation on the above dated 08 June 2022 which was received by Natural England on 08 June 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.

Royal Society for the Protection of Birds

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: 6

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 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) Impact on the AONB
- (iv) Effect on neighbouring properties
- (v) Trees
- (vi) Ecology
- (vii) Flood risk

(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 This proposal comprises of a single storey rear and side extension with a balcony above. The extension would form an L shape around the rear of the property following demolition of the conservatory . Down the side of the property the extension would have a depth of approximately 5 metres, and approximately 3 metres from the rear elevation wall. It would project slightly beyond the side (west) elevation wall and would have a height of approximately 2 metres with a raised parapet wall to the west side which would have a total height of approximately 3.3 metres. The extension would form an open plan kitchen/lounge/dining area with large glass doors to the rear, a high level window to the both side elevation walls and rooflight in the flat roof above. At first floor would be doors leading out from one of the rear bedrooms and a door also from

the remaining rear bedroom. Glass would be non reflective , further discussed in the 'AONB' section below. Proposed materials include render and roof tile both to match existing, aluminium door and window frames and glass balustrade. The proposal would include a woodburner and flue. Environmental Health have been consulted on this and have requested informatives are attached relating to pollution and disturbance. The flue itself normally would not require planning permission as it would not rise above the ridge of the main dwelling.

- 7.4 The proposed extension is considered to be generally in keeping with the host dwelling in terms of both scale and appearance. Materials would match existing and the extension is deemed to appear subservient in relation to the host dwelling. In locations close to water balconies are generally more common and this instance the addition of a balcony would not result in harm to the area which is already urban in character.
- 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) Impact on the AONB _

- 7.6 This application site is not located within the Chichester Harbour AONB however this is located approximately 0.5 kms to the north east of the site. The Chichester Harbour Conservancy have been consulted in regards to the proposal and have raised concern in relation to the glass and impact on light spillage noting the dark skies policy within the AONB. The Chichester Harbour Conservancy have noted the applicant has agreed to the use of non reflective glass to the rear first floor and balustrade and non reflective film to the ground floor rear doors as it was noted the applicant has already purchased the doors. With this in mind the Chichester Harbour Conservancy raise no objection to this proposal.

(iv) Effect on neighbouring properties

- 7.7 To the north west of the application site is the neighbouring property, no 53 Southwood Road. This property comes approximately level with no 53A currently , and with the proposed extension , following the removal of the conservatory this would continue to be sited level with the ground floor rear elevation at no 53. Despite this, the parapet wall height would be much increased from the existing height of the conservatory. Whilst this may be the case there is only a side door and window on this side elevation which, from files on the planning history appears to lead into a store room and then a hallway and therefore is not providing the only light to a primary habitable room. Whilst the balcony would have some view down towards the side of no 53, towards the side door, the views would not be intrusive into private rooms or patio areas and would mainly be across the roof of no 53. The end of the parapet wall would screen the rear garden of no 53 from view which would be largely screened by the ground floor of no 53 . The rear clear glazing would offer views down the garden towards the water.

- 7.8 To the south east of the application site is no 53b Southwood Road. This property is set towards the south in front the application property (when approached from the road). The balcony would not offer direct views back towards the private amenity spaces at no 53b but rather out towards the water. The extension would increase the overall depth of the property, however this would be at ground floor level and located away from the rear elevation of no 53b therefore the impact of this proposal is not considered harmful to the amenity of this property.
- 7.9 To the rear of the site across the water is a caravan / static home park . There would be over 60 metres separation distance between the rear of this property and this site and therefore overlooking would not be an issue.
- 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). It is noted no letters of objection were received with respect to the scheme.

(v) Trees

- 7.11 There are several trees surrounding the site including a TPO pine within the site, close to the boundary with no 53. An Arboricultural report has been submitted and the Council's Arboricultural Officer has been consulted in this regard. They are satisfied that the report demonstrates this tree has been considered and provides sufficient protection measures and construction methods so as to minimise the impact of this development. They have requested a condition is attached requiring the strict adherence to the submitted arboricultural information. This will be applied.

(vi) Ecology .

- 7.12 This site is adjacent to the SSSI and SPA to the north. County Ecology have been consulted on this proposal and uphold no objection to the scheme.

(vii) Flood risk

- 7.13 This site is within Flood Zone 3. The applicant has provided a Flood Risk Assessment stating that flood mitigation measures shall be incorporated into the scheme.

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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00329 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:

SW/004/B Amended proposed elevations uploaded on the 12.07.2022
SW/002 Proposed ground floor
SW/003 Proposed first floor plan
Tree protection plan Kim Gifford uploaded on the 01.06.2022
Arboricultural Impact Assessment Gifford Tree Service dated 30.05.2022
Location plan
Flood risk assessment uploaded on the 08.06.2022

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.

- 4 The proposed development shall be constructed and completed in full adherence to the Arboricultural Method Statement & Tree Protection Plan Kim Gifford dated 30th May 2022. Any variations to the details of the document and plans must only be undertaken after the proposed variations have been agreed in writing by the Local Planning Authority.

Reason : To comply with policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 The glazed surfaces on the proposed rear (north east) elevation at first floor level as shown on approved plan number SW/004/B , shall be fitted with non-reflective glass and be maintained as such at all times thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the area, to mitigate the impact of glazing viewed from Chichester Harbour and the Area of Outstanding Natural Beauty and having due regard to policies CS11, CS12 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Chichester Harbour Area of Outstanding Natural Beauty Joint SPD 2017 and the National Planning Policy Framework.