
Site Address: 7 Sandy Beach Estate, Hayling Island, PO11 9RG
Proposal: Two storey side extension, additional storey above existing rear extension, additional third storey inset from property perimeter, internal alterations and amendments.
Application Type: Full Planning Permission
Application No: APP/22/00125 Expiry Date: 01/04/2022
Applicant: Mr Colvin-Jones
Agent: Mr Masterman Case Officer: Joseph Toole
Helyer Davies Architects Ltd
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

7 Sandy Beach Estate, Hayling Island, is a two storey detached property located within the north west part of Sandy Beach Estate. The property comprises of cream render and white weatherboarding cladding with a grey felt flat roof. Vehicular access is from Sandy Beach Estate with parking to the front.

The property is located within a residential estate which consists of detached properties most being flat roofed. There is a mixture of two and three storey properties within the locality.

The property is located within Flood Zone 2/3.

2 Planning History

No relevant planning history.

3 Proposal

Two storey side extension, additional storey above existing rear extension, additional third storey inset from property perimeter, internal alterations and amendments.

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

Submission Version Havant Local Plan

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.

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

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

(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 development would involve a number of works including a two storey side extension, additional storey above existing rear extension, additional third storey with other internal alterations. It would result in the increase of the ridge height from approximately 6 metres to approximately 8.5 metres.

- 7.4 The proposed works would have white and grey render and timber cladding with grey single ply flat roofs. This is considered to have a modern contemporary design which is deemed appropriate within the area.
- 7.5 The proposed extensions would be stepped back from the existing building lines thus remaining subservient in appearance. The proposal would match the height of No.6 Sandy Beach Estate to the south thus not considered to appear overdominant or out of keeping with the character of the area. There are some examples of second floor extensions with No.20 Sandy Beach Estate the most similar to that proposed here. On balance the proposed works are considered to be inkeeping with the character of the estate.
- 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 front there would be a door and two windows on the ground floor, two windows on the first floor with a balcony and doors and windows on the second floor with a terrace. These views would face out onto the estate and field. As a result, it is not considered to have an adverse impact on neighbouring properties.
- 7.8 On the south side there would be two windows at first floor level serving the kitchen and living room facing the side wall and rear garden of No.6 Sandy Beach Estate. These windows would be obscurely glazed and conditioned as such therefore it is not considered to cause harmful overlooking to the neighbouring property. The proposed terrace would be positioned to the front of the property and as a result not considered to cause adverse overlooking. The proposal would increase its height along this side, although due to its stepped design and there being no side windows on No.6 it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring occupiers.
- 7.9 On the north side there would be two windows on the ground floor, two windows on the first floor and part of the front roof terrace. These views would face out onto the side wall of No.8 Sandy Beach Estate which is not considered to cause harmful overlooking. The proposed works would come closer to the shared boundary with No.8 however due to its staggered design and their being no primary windows on No.8 it is not considered to appear overbearing or result in the harmful loss of light.
- 7.10 To the rear there would be doors and windows on the ground floor, windows on the first floor level, one being within the proposed kitchen which would be albeit larger than the existing window in this location, creating views already established thus deemed acceptable. At second floor level there would be a three obscurely glazed windows which would be controlled by condition and a window within a bedroom which would be above 1.7 metres in floor level. Therefore, it is not considered to cause harmful overlooking to No.10 Bosmere Road. The proposed development would be contrary to Havant Borough Design Guide SPD in terms of its separation distance from No.10 Bosmere Road. The Design Guide SPD states there should normally be a distance of 24 metres from back to back properties in this case, to prevent significant overlooking. The property would have a minimum separation distance on the nearest side of approximately 13 metres with a maximum distance of approximately 20 metres

on the furthest side. The information supplied by the agent in respect of a daylight analysis, which includes the windows at No.10 Bosmere Road has been fully assessed, as has the fact that the windows at second floor would either be obscurely glazed or non overlooking and it is considered, on balance, that the proposal would not result in an adverse impact by reason of overbearing or significant loss of light or overlooking to the neighbouring occupiers. Taking this into consideration and with all second floor windows being non over looking it is considered to have an acceptable impact on this property and others in the immediate locality.

- 7.11 Consequently, on balance 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

- 7.12 The proposed works would continue to provide 3 bedrooms therefore 2 car parking spaces are required according to the Havant Borough Parking Standards SPD. There is sufficient car parking on site to accommodate this.

(v) Flood Risk

- 7.13 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.

- 7.14 The built development is within Flood Zone 2/3. A Flood Risk Assessment was submitted which includes flood risk mitigation by placing all electrical fittings on the ground floor to the highest practicable level, providing durable hard floor finishes on the ground floor and new/existing drains fitted with one way valves. Furthermore, the proposed development is classed as minor development and unlikely to cause flooding to the site and elsewhere and therefore accords with policy CS15 of the Core Strategy.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area and 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/22/00125

- 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:

Location Plan, Block Plan, Proposed Floor Plans and Elevations - 21155-02
REV B

Daylighting Analysis
Design and Access Statement
Flood Risk Assessment

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 works hereby permitted the two windows on the first floor on the south elevation facing No.6 Sandy Beach Estate and the three windows serving the en-suite, hallway and stairwell on the second floor facing No.8 and No.10 Bosmere Road shall be fitted with obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter. The window on the second floor serving bedroom 2 shall be fitted above 1.7 metres in floor level.

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.