

Recommendation: **GRANT PERMISSION**

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
DM9	(Development in the Coastal Zone)

Havant Borough Local Plan (Allocations) July 2014

Submission Version Havant Local Plan

E5 (Chichester Harbour Area of Outstanding Natural Beauty)
E4 (Development on the Coast)
E1* (High quality design)

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

No comments received

Councillor Leah Turner - Hayling East

No Comment.

Councillor M Wilson - Hayling West Ward

No Comment.

Councillor R Raines - Hayling East

No Comment.

Environment Agency

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: 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

(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 the erection of a two storey extension to replace the existing porch with a new room over part of the first floor balcony. There would also be recladding and renovation works. The proposed two storey extension would be used as a porch area on the ground floor and a bedroom on the first floor. It would have a width of approximately 4.2 metres, a maximum depth of approximately 5.2 metres with a flat roof design to match the existing property having a height of approximately 6.2 metres, 0.3 metres higher than the main dwellinghouse. At first floor level a new room would be placed over part of the area currently occupied by a balcony. It would have a width of approximately 3.2 metres, a depth of approximately 3.4 metres with the same height as the existing dwellinghouse.

7.4 The proposed works would have red facing bricks and white render to match the existing and timber cladding at first floor level on the proposed two storey extension. This is considered to be of a modern contemporary design and it is worth noting other properties in the area have timber cladding thus it is considered to be inkeeping with the context of the area.

7.5 Despite the proposed two storey extension being marginally higher than the existing dwellinghouse the proposed works on balance are considered to be subservient to the host dwelling and retained amenity space available on site. Thus, it is considered to be inkeeping with the character of the area. The proposed works lie some distance from the boundary with the Chichester Harbour AONB boundary, and are largely screened from this boundary by the existing dwelling. There is therefore no significant impact likely to occur to the visual qualities of the AONB as a result of the extensions. With regard to the use of render, this is found in the local area and is therefore not considered to detract from the character of the AONB at this point, which borders an established residential area featuring a variety of house designs.

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 of the property there would be two windows on the ground floor and two velux slot windows on the first floor of the proposed two storey extension. There would also be a corner window within the proposed snug room on the first floor. These views would face out on the public highway and part of the front of No.26 Wittering Road to the north. As the views would also be screened by the existing trees and vegetation it is not considered to cause harmful overlooking.
- 7.8 On the south side there would be a door on the ground floor and a full height window on the first floor of the proposed two storey extension. There would also be a door and corner window within the proposed snug room on the first floor. These views would face out onto the public highway and front garden of No.20 Wittering Road. As these views would be partly screened by the existing hedging and not directly overlook any private amenity space it is considered to be acceptable.
- 7.9 On the north side facing No.26 Wittering Road there would be a full height window on the ground floor and a corner window on the first floor of the proposed two storey extension. These views would be screened by the existing vegetation thus it is not considered to cause harmful overlooking to No.26. Furthermore, it is not considered to appear overbearing or result in the harmful loss of light due to its design away from No.26 and the existing screening along the boundary.
- 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.

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.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00874 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:

Existing and Proposed Site Plan Drawing No. 21122.00
Proposed Floor Plan, Elevations, Location and Block Plans Drawing No.
2122.02
Design and Access Statement July 2021

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.