
Site Address:	3 The Sanderlings, Hayling Island, PO11 9HZ		
Proposal:	Infill existing open porch.		
Application No:	APP/22/00088	Expiry Date:	24/03/2022
Applicant:	Mrs Jobbins		
Agent:	Mr Marjoram	Case Officer:	Lewis Ford
	First Home Improvement		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is No.3 The Sanderlings. The site comprises a 1980s detached two-storey dwellinghouse with a traditional brown brick and tile construction.

The dwellinghouse is in a residential area comprising a cul-de-sac (The Sanderlings) which is accessed off Bound Lane. The adjacent properties to the west do not differ greatly in terms of design, style, and tenure. However, the properties to the east comprise two bungalows of a slightly lighter material palette. As for vehicular access, the application site includes an existing driveway and hardstanding.

2 Planning History

19007/3 – Erection of 12no. dwellings

19007/5 – Erection of 7no. detached houses and 1no. bungalow

19007/11 – Retention of double garage in place of single garage originally approved.

3 Proposal

Infill existing open porch.

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)

CS17 (Concentration and Distribution of Development within the Urban Areas)

CS19 (Effective Provision of Infrastructure)

DM10 (Pollution)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020

Not applicable.

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having due regard to the relevant policies in the development plan, it is considered that the main issues arising from this application are:

- (i) Principle of Development
- (ii) Impact on the Character of the Area & Appropriateness of Design
- (iii) Impact on Neighbouring Properties
- (iv) Flood Issues
- (v) Impact on the Sewer Line

(i) Principle of Development

7.2 The application site is located within the defined urban area as set out in Policies CS17 and AL2. As such, development is considered acceptable in principle subject to development management criteria.

(ii) Impact on the Character of the Area & Appropriateness of Design

7.3 The proposed development comprises the infill / enclosure of an existing open porch at the front of the dwellinghouse.

- 7.4 The existing open porch includes hardstanding and a brown brick pillar to support the existing 30-degree single-pitched porch roof. The latter provides shelter over the open porch area and comprises tiles and a slope which match the roof of the dwellinghouse.
- 7.5 The proposed development would infill the areas between the existing hardstanding, dwellinghouse walls, brick pillar and single-pitched roof to create a new enclosed porch at the front of the property. The proposed enclosed porch would not result in a net gain in surface area and so its dimensions and bulk would be the same as the existing open porch. For the avoidance of doubt, the mass of the porch would remain the same and would comprise an approximate width, depth, and height of 2.56m, 1.61m and 3.5m respectively.
- 7.6 The existing brick pillar and single-pitched roof would remain. The infill areas would comprise brown brick to match the existing dwellinghouse, along with double-glazed UPVC windows and a double-glazed composite front door. The new front door (2.05m x 1m) would have a mist and white colour finish on the external and internal sides respectively. Finally, there would be no changes to the lighting, boundary treatments, vehicular access and/or parking arrangements.
- 7.7 The Havant Borough Design Guide SPD advises that new and improved porches need to be carefully considered as they hold a prominent position on a building's main elevation. The Design Guide recommends that porches should not be enclosed and that porches should enhance (rather than detract and overwhelm), and not be too prominent within, the streetscene. In this instance, the dwellinghouse is set back from its north front boundary by approximately 6.4m and comprises a staggered front elevation. The existing porch roof currently infills the area between the staggered front elevations and so the proposed infill would help to create a more uniform appearance. Indeed, the proposed infill would respect the common building line and would not protrude forward from the main dwellinghouse.
- 7.8 Moreover, the design and appearance of the proposed infill porch is deemed appropriate in the context of the application site and would not result in an adverse impact on the visual amenity of the locality. The proposed development is, therefore, considered to be acceptable in meeting the requirements of Policy CS16 in the HBLP (Core Strategy) 2011.

(iii) Impact on Neighbouring Properties

- 7.9 The proposed infill porch would be approximately 2.8m and 5.6m from the eastern side boundary and the adjacent neighbouring property (No.2 The Sanderlings) respectively. The proposal would include the installation of two clear-glazed windows on its northern and eastern elevations.
- 7.10 The proposed window on the northern elevation (1.1m x 1.1m) and the proposed window on the eastern elevation (1.1m x 1.25m) would both be approximately 1.1m from ground level. It is noted that the original planning permissions (ref. 19007/3 and 19007/5) granted to construct the existing dwellinghouse included planning conditions to ensure all windows on side elevations would be obscure glazed. However, the condition wording clearly states that this restriction is for first-floor windows only and, therefore, is not relevant to this proposal.

- 7.11 There is an existing brick wall on the eastern side boundary of the application site which is parallel to the proposed enclosed / infill porch. At the mid-point of the proposed enclosed / infill porch, the existing boundary wall changes height from approximately 1.2m to 1.8m. In addition, the adjacent neighbouring property (No.2 The Sanderlings) does not have any windows or doors on its western side elevation.
- 7.12 Consequently, it is considered that the proposal would not appear overbearing nor lead to overlooking, loss of light, nor loss of privacy. As such, it would have a limited and an acceptable impact on the property immediately adjacent to the application site and, therefore, would meet the requirements of Policy CS16 of the HBLP (Core Strategy) 2011. It is noted that no letters of objection have been received with respect to the proposed infill porch.

(iv) Flood Issues

- 7.13 The site is currently in Flood Zones 2 and 3. However, despite the above, the proposed development comprises the infill and enclosure of an existing porch. It is, therefore, considered that the proposed development would not put occupiers or employees of the emergency services at any additional risk in the event of a flood. As such, the proposed development is not considered to be contrary to Policy CS15 in the HBLP (Core Strategy) 2011.

(v) Impact on the Sewer Line

- 7.14 A Southern Water Foul Sewer Line and Surface Water Sewer Line run under the adopted public highway. As the proposed development is approximately 9m away, and only comprises the infill of an existing open porch, it is not considered necessary to include a planning condition regarding the adequate protection of infrastructure as the proposed development would not be contrary to Policies CS19 and DM10 in the HBLP (Core Strategy) 2011.

8 Conclusion

- 8.1 The scale, siting and design of the proposed development would have a limited and an acceptable impact on the character of the area and neighbouring properties. The proposed development 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/22/00088 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:

Drg No. FHI 85590/001 – Existing Elevations
Drg No. FHI 85590/002 – Proposed Elevations
Drg No. FHI 85590/003 – Existing & Proposed Ground Floor Plan
Drg No. FHI 85590/004 – Location & Block Plan
Drg No. FHI 85590/01 – Proposed Base Plan & Materials

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.