
Site Address:	Larkrise, 93 Sea Front, Hayling Island, PO11 0AW		
Proposal:	Removal of pitched roof and addition of one storey with flat roof.		
Application No:	APP/21/01306	Expiry Date:	27/01/2022
Applicant:	Mr James		
Agent:	Mr Murray	Case Officer:	Graham Speller
	I J Murray Associates Ltd		
Ward:	Hayling West		

Recommendation: **REFUSE PERMISSION**

1 Site Description

- 1.1 The site is located on the south side of Sea Front and set back some distance from the road and backs onto the heathland beyond which is the sea.
- 1.2 The site is occupied by a two storey dwelling with a pitched roof and has garaging within the frontage area.
- 1.3 The surrounding area comprises a mix of styles and design of dwellings. Immediately to the east is Bayview Flats, set over 2 blocks and 3 stories high with a flat roof.
- 1.4 To the west is No.93a which is also set back from the road but closer than the application dwelling at No. 93.

2 Planning History

APP/16/00213 - Rear sun room and balcony, front two storey porch and full external cladding., PERM,20/04/2016

APP/17/00200 - Rear sun room and balcony, front two storey extension and full external cladding. (Revised application)., WD,11/04/2017

APP/17/00473 - Removal of sun room to rear; addition of rear balcony, front two storey extension and full external cladding., PERM,15/06/2017

APP/18/00341 - Removal of one garage and extension to second garage to provide gym and office including revised driveway layout., PERM,18/05/2018

APP/19/00464 - Removal of two detached garages and replacement with new double garage and outbuilding with associated landscaping., PERM,13/06/2019

APP/21/01305 - Prior Approval for the enlargement of a dwellinghouse consisting of the construction of one additional storey, immediately above the topmost storey of the dwellinghouse, with a maximum height of 10.7 metres. Under consideration.

3 Proposal

- 3.1 Removal of pitched roof and addition of one storey with flat roof.

4 Policy Considerations

National Planning Policy Framework 2021
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)
CS17 (Concentration and Distribution of Development within the Urban Areas)
DM13 (Car and Cycle Parking on Residential Development)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Submission Version Havant Local Plan

E1* (High quality design)
E15 (Protected species)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Brenda Linger - Hayling West

No comments received.

Councillor Clare Satchwell - Hayling West

No comments received.

Councillor I Scott Hayling West

No comments received.

County Archaeologist

No comments received.

County Ecologist, Strategic Environmental Delivery

Whilst I am content that the proposals are unlikely to result in significant ecological impacts, the replacement of the roof will entail the removal of existing roof materials and the disturbance of any void below. These features may provide suitable habitat for legally protected species such as roosting bats.

In this instance I would be willing to review recent good quality photographs of the areas of the building to be affected. These should show all area subject to works, including existing roof materials, soffit/fascia and any roof voids. This should allow me to provide more informed advice. Should photos be inconclusive or indicate that suitable features for protected species are present then I would recommend that the applicant commissions a Phase 1 ecological survey of the site: this should include an assessment of the potential for the site to support protected species (to be provided by a qualified ecologist).

The Chartered Institute of Ecology and Environmental Management (CIEEM) (www.cieem.net) holds a database of suitably-qualified ecologists.

A Phase 1 ecological survey will determine whether there is any evidence of protected species or whether the site offers habitat suitable for supporting protected species, and whether the proposed works are likely to result in impacts to those habitats or species. Unless the qualified ecologist is able to conclude that there is no reasonable likelihood of protected species being present (due to negligible potential) or that if present they are not to be impacted by the works, it is likely that further ecological survey work (Phase 2 survey) will be required prior to determination of the application. The results of any further surveys should be used to provide an assessment of the likely ecological impacts of the proposed works and to inform any mitigation measures.

NPPF, Circular 06/2005 and Natural England Standing Advice on Protected Species, require that planning decisions are based on full, up-to-date ecological information and it is essential that all necessary survey, assessment and mitigation information is available to the LPA prior to determination, particularly in the case of protected species, which are a material planning consideration. This will enable the LPA to determine the application on the basis of full knowledge about the ecological impacts of the proposal and to ensure that any impacts can and will be mitigated and are acceptable.

Property Services Manager

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: 29

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) Impact on 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 design of the proposal would incorporate a flat roof as opposed to the existing pitched roof. However, the property to the east also has a flat roof and there are other examples in the area. As such, the proposed roof form is considered acceptable in its context and would not result in an adverse impact on the character of the area.
- 7.4 Whilst the proposal would increase the scale and massing of the existing dwelling, as noted above there is a large building adjacent (Bayview Flats) and in this context the resultant scale is considered acceptable in terms of impact on the host dwelling and character of the area.
- 7.5 The design and appearance of the proposal is deemed appropriate in context to the main building and impact on the character of the area 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 Whilst the proposal would not result in a significant increase in overall height (approximately 0.5m), the increase in scale and massing would be readily apparent by the occupiers adjacent at No. 93a. Due to the juxtaposition of No.93 and 93a, the increase in scale and massing with a full three storey appearance would result in an overbearing impact to the occupiers of 93a adversely impacting upon their residential amenity. In addition, there would also be some loss of sunlight to No.93a as a result of the development. The proposed development would include windows front and rear; however, it is not considered that there would be a significant increase in overlooking as a result of the development.
- 7.7 Consequently, it is considered that the proposal will appear overbearing and lead to a loss of light to the neighbouring property, No.93a. As such, the proposed development is contrary to the requirements of Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Council Borough Design Guide SPD and the National Planning Policy Framework 2021.

(iv) Parking

- 7.8 Adequate parking provision can be accommodated on the site.

(v) Impact on ecology

- 7.9 The County Ecologist has raised the issue of the potential for bats and that a Phase 1 ecological survey may be required which will determine whether there is any evidence of protected species or whether the site offers habitat suitable for supporting protected species, and whether the proposed works are likely to result in impacts to those habitats or species.

- 7.10 As the proposed development is considered unacceptable for the reasons cited above, the applicant has not been requested to provide further details in relation to protected species, but should this matter be subject of an appeal then further details would need to be provided by the applicant to ensure that protected species would not be adversely impacted upon as a result of the development. The County Ecologist has confirmed that in these circumstances a decision to refuse the application on other grounds without the provision of the requested information was an acceptable approach.

8 Conclusion

- 8.1 The proposed development by reason of increase in scale and massing, would adversely affect the residential amenities of the neighbouring property, No.93a, by reason of appearing overbearing and loss of sunlight. As such, the proposed development is contrary to the requirements of Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Council Borough Design Guide SPD and the National Planning Policy Framework 2021.

9 RECOMMENDATION:

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/21/01306 for the following reasons:

- 1 The proposed development by reason of increase in scale and massing, would adversely affect the residential amenities of the neighbouring property, No.93a, by reason of appearing overbearing and loss of sunlight. As such, the proposed development is contrary to the requirements of Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Council Borough Design Guide SPD and the National Planning Policy Framework 2021.