

Planning Department
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

Our ref: 10198

24 June 2021

Dear Sir or Madam

Planning application for additional first floor extension to existing bungalow at 15A Salterns Lane, Hayling Island, PO11 9PH

This planning application is being submitted by Bell Cornwell on behalf of our client Mr John Charlesworth who recently had a planning application ref: APP/20/01037 refused for an addition of first floor to existing bungalow at 15A Salterns Lane, Hayling Island, PO11 9PH.

This covering letter is the formal planning statement submitted in support of the planning application. Within this letter we assess the character of the area, set out the concerns raised by the Council in the refusal of planning application APP/20/01037 and identify how the revised plans address these concerns. We also then consider the relevant planning policy and provide an assessment as to how this proposal accords with planning policy.

Site and surroundings

The site is located within the residential area of Hayling Island, within the settlement boundary. No. 15A Salterns Lane is a chalet bungalow that is located to the rear of No. 15 Salterns Lane which is a bungalow. To the north of the site is the Creek known as My Lords Pond, part of the Chichester Harbour Area of Outstanding Natural Beauty (AONB) and biodiversity sites; RAMSAR, SAC, SPA and SSSI. To the east and west of the site are existing residential gardens. To the east is No.17 the property is located approximately 30m to the south east the garden of No.17 runs along the full length of the eastern boundary of the



application site to the water's edge. To the west is No.13A where the house is located approximately 10m to the south west. The garden then runs the whole length of the western boundary of the application site to the water's edge. Within the garden of No.13A is a large shed which is said to be a summerhouse. This lies adjacent to the application bungalow. To the north west there is another long shed which stretches to near the water's edge.

The character of the area comprises a large number of tandem developments with the most recent being No.19A developed to the rear of No.19 and approximately 17m to the east of the application site. In addition, there is No. 11C and No.11D that are along the same building line as the application site and No.19A. The houses are typically detached. There is no consistent design with many properties having undergone modernisation in recent years. There is a relatively rural feel to this part of Hayling Island due to the narrow lane and presence of trees.

The dwelling dates back from the 1960's and is constructed of brick and tile with a hipped roof to the south and table to the north. The building is relatively long and narrow (approximately 16.5m depth). The bungalow is positioned approximately 2.2m from the eastern boundary and 0.8m from the western boundary. The existing accommodation for two bedrooms within the roof. To the east there is a small dormer window and a Velux window and to the west there is a Velux window. There is a modest sized Juliet balcony to the rear (facing north).

The site is part within Flood Zone 2/3.

Planning History

The only planning history relating to this property is that of the recently refused planning application: APP/20/01037. In principle the development was considered acceptable due to the site being within the settlement boundary of Hayling Island. Further to this there was no objection to the impact on the character of the area as two storey backland development is an established feature in the area. Whilst the AONB officer noted a preference for a timber balcony and noted a very slight percentage increase in harbourside elevation no overall objection was raised. It was noted that there are a wide range of designed and sizes of properties in the surrounding area.

When considering amenity impact the Council were satisfied that for No.15 due to the separation distance being in excess of 30m there was no amenity impact. The main points of concern for the Council, leading to the refusal, related to the amenity impact on the neighbouring residents to the west, those at No. 13A.



It was noted that by providing all bedrooms at first floor that this would futureproof the house from flooding due to the site being part within Flood Zone 2/3.

In summary the concerns of the Council were:

- The increase in the mass and bulk on the west and east facing elevations (to a depth of 16.5m) particularly in relation to 13A where it would run the length of the garden leading to a loss of sense of openness;
- Proposed eaves heights at 5.5m being nearly the same as the existing ridge height at 5.8m resulting in an overbearing development;
- Increase in glazing on the western elevation from the stairwell window and window to bedroom 3 meaning it could not be obscure glazed resulting in a loss of privacy from being overlooked;
- Concern about the proposed balcony that would result in overlooking of the northern end of the neighbouring gardens.

Proposal

Careful consideration has been given to the concerns of the Council and those raised by the neighbouring resident at No.13A.

The applicant is still looking to achieve an enlarged dwelling which provides three bedrooms to serve the needs of his family.

The proposal has been amended in the following ways:

- The ridge height has been reduced to be no greater than the height of the chimney on the existing dwelling – 6.65m;
- To reduce the scale and bulk of the proposed enlarged dwelling there is no longer a 16.6m expanse of first floor, there is a stepped change with the southern end of the dwelling being reduced in height from its existing height (as demonstrated by Figure 1) thereby reducing the mass and bulk of the southern end of the development this should ensure the retention of views from No.13A across the application site to the water (see artist impression on D14 and D15 of the planning package). In turn this will ensure the sense of openness for 13A is protected;
- Reduction in the eaves from 5.5m to 5.2m;
- First floor depth reduced from 16.6m to 12m;



- Bedroom 1 to remain as previously proposed with a high-level obscure glazed window on the western elevation and window on the eastern elevation with balcony to the north. The balcony is now a combination of glass and wooden finish to satisfy the AONB officer and to the east and western sides a brise soleil is proposed to reduce the overlooking concerns;
- Bathrooms and laundry room to remain with obscure glazed windows in eastern elevation;
- Bedroom 2 on the eastern elevation window is removed and replaced with a Velux window, on the western and southern elevations the windows are removed. Whilst not previously noted as an issue it further reduces overlooking to No.17 and it removes any overlooking to No.13A;
- Window to the stairwell is proposed to be obscure glazed now and has been reduced in size. Whilst not serving a habitable room there was a concern with this window previously. However, a window is required to provide some natural light to the stairwell and so an obscure window is now proposed.
- Bedroom 3 to have an obscure glazed window and a Velux window to prevent overlooking but to also ensure enough natural light for the bedroom.

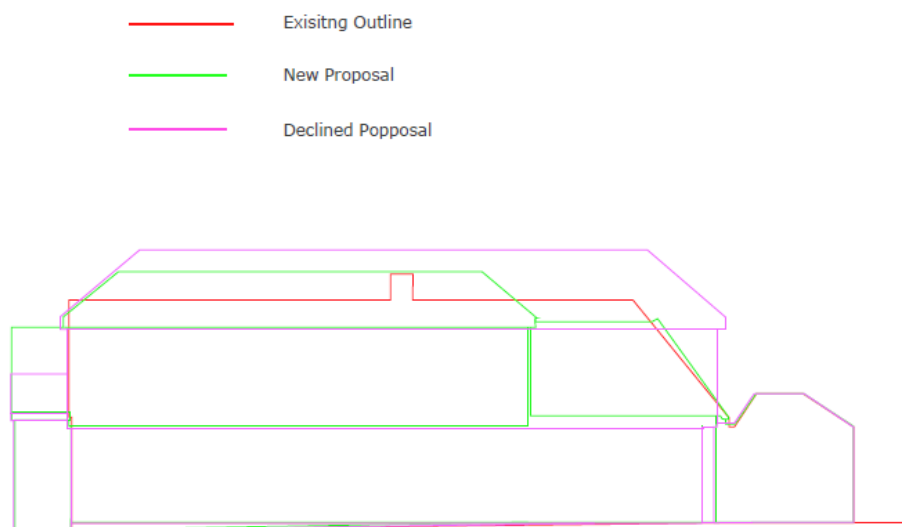


Figure 1 – Comparison between outline of existing, refused and proposed

Assessment of proposed development

The proposals as amended should not alter the Council's position with regard to the principle of development as the proposal is located within the settlement boundary where development of this nature is acceptable.



The appropriateness of the design and impact on the character of the area and setting of the AONB should also remain acceptable as the overall appearance of the development remains similar when viewed from the AONB. Amendments have been made to provide a wooden and glazed balcony to address AONB comments. Furthermore, through the reduction in the pitch of the proposed revised dwelling this will likely reduce the percentage change bringing it to within the 25% harborside elevation calculation thereby meeting this guideline figure. The tree will remain and therefore continue to provide the natural screening they identified as being important. It should be noted that this property would remain one of the smaller detached houses. When viewed from the water there are many significant houses very visible from the AONB. The amount of glazing to the north and the presence of a balcony is not uncommon.



Figure 2 – Photos taken by applicant from the water showing variety of nearby dwellings

The design of the altered property would be similar in appearance to a nearby dwelling along Salterns Close (Figure 3).



Figure 3 – Example of nearby dwelling of similar appearance in Salterns Close

The proposal remains acceptable in terms of the character of the area and setting of the AONB in accordance with policies CS16, CS11 and CS12 of the Core Strategy.

The proposal will again not have a significant adverse impact on the statutorily protected nature conservation sites or landscapes. We note it was questioned whether bats were roosting within the building. The applicant has not seen any bats around the property nor presence of bat droppings etc. However, if advised he will commission a bat survey to establish whether there are any bats present.

The proposal will continue to move all bedrooms to the first floor and thereby future proof the property from flood risk. A Flood Risk Assessment was submitted with the previous planning application and would be re-submitted with any future planning application to provide the Council with the confidence that this proposal is in accordance with Policy CS15 of the Core Strategy.

To address the previous concerns of the neighbouring residents at No.13A, there are now no windows within the southern elevation. Furthermore, all windows within the western elevation are now proposed to be obscure glazed or Velux. This should remove any concerns the Council has with regard to overlooking of this property. To the east there is only one window in this elevation that would not be obscure glazed or Velux. This one window is located at the northern end of the dwelling. This would be located approximately 18m from the side windows of recently approved No.19A these side windows are secondary windows to bedrooms 2 and 4 of No.19A and



the window proposed would be a secondary window to the proposed bedroom 1 of this planning application. In addition to the distance, the angle of potential view due to the alignment of the windows should reduce any potential concern of overlooking or loss of privacy between these two houses.



Figure 4 – Aerial image of the two dwellings and a measurement between the window locations

The reduction in the height of the proposed roofline and the change in the design of the southern section of the roofline means that the views of importance to the residents of No.13A can be protected. Whilst ultimately only an artist's impression the images shown on accompanying plans D14 and D15 (Figure 5) usefully show how the view of Lords Pond has been improved from that previously proposed.



Figure 5 – Artist's impression of the view from first floor windows of No.13A

Not only has the view been significantly improved, the scale and bulk of this southern section of the dwelling been noticeably reduced. This has been achieved through a reduction in the height of the southern section of the existing bungalow and removal of the existing ridge. The proposed new ridge whilst the height increases slightly to the height of the existing chimney, the point at which the ridge would begin would be further back from the southern end of the building. These changes seek to ensure the outlook from No.13A is more open to protect the amenity of the neighbours.



In addition to this, through the removal of the vertical lift at the southern end of the dwelling, there has been a reduction of around 4m depth of vertical lift (12m rather than 16.5m). The vertical lift starts around 14.5m from the rear of No.13A. This again helps to significantly reduce the perceived overbearing nature of the development.

It is acknowledged that No.13A were concerned about the views of the altered dwelling from their patio and the summerhouse. The summerhouse is a large building in its own right located halfway down the garden with another shed between it and the boundary line. There is only one window in the eastern elevation and the primary views from the summerhouse must be to the north towards the water. The northern elevation of the summerhouse is nearly in line with the northern elevation of the altered application dwelling meaning there would no material impact to the views from the summerhouse (Figure 6). The presence of the Brise Soleil will remove any perception of overlooking of the summerhouse patio area.



Figure 6 – Relationship between application site and No.13A's summerhouse

As set out above, the Council are concerned about the relationship between No.13A and the application site. This has been addressed above and demonstrated that changes have been made to the proposal to address the concerns. In addition to this, we have carried out an assessment of the local area to see whether there are any similar relationships to that proposed (Figure 7). The main example is between No.13A and No.13 and No.15. As demonstrated by the measurements below there are similar separation distances at similar angles resulting in similar outlooks from private inside/outdoor locations. For example, bungalow No. 15 has habitable rooms along its western elevation. These windows are only 8m from the first-floor windows of habitable rooms for No.13A. No.13 has a rear building line 9.5m from the western elevation of



No.13A meaning they will look out from their rear windows and from their private patio areas onto the side elevation of No.13A which is a two storey house. In addition to this, there is a similar example on Simmons Green where there is a first floor achieved through dormer windows at a separation distance of 14m from the rear of the house and much closer to the patio.



Figure 7 – Site characterisation study taken from BC/01

This letter has set out the previous issues raised by the Council and demonstrates that the changes made address the concerns raised by the neighbours and also by the Council in their refusal of planning application APP/20/01037.

We have assessed the new proposal against the development plan policies and conclude that the proposal is acceptable as it now does not give rise to an unacceptable outlook or overbearing impact to the neighbours at No.13A. Furthermore, there is no loss of privacy to neighbours whilst ensuring a high-quality of living for the future residents. The changes also look to retain and enhance the view of the AONB from No.13A whilst acknowledging that no one has a right to a view. The proposal is in accordance with Policy CS16 of the Core Strategy and the Councils Design Guide.



Yours Faithfully,

BELL CORNWELL LLP

Kristina Wall

KRISTINA WALL

Principal Planner

DD: 01256 382 038

kwall@bell-cornwell.co.uk