

and parking area.

- 1.5 To the east of the application site is an unadopted access road to the beach - this is Havant Borough Council owned land and is gated for Council and emergency vehicular access only, but it is used as a pedestrian path to the beach. It is approximately 9m wide and acts as a separation buffer to the properties to the east, which comprise 1970's style linked detached dwellings with asymmetric roofs. The closest property, number 214, has a blank side gable facing the application site.
- 1.6 To the north of the application site, number 206, is a detached two storey dwelling fronting Southwood Road. The drive serving the application dwelling runs to its immediate west and the car parking area serving the application dwelling abuts its southern rear garden, which is only some 5m long. The separation distance from the rear of 206 and front (north) of the application dwelling is about 20m.
- 1.7 The wider area generally comprises a mix of bungalows, two storey dwellings and flats with a mix of architectural designs, styles and ages. It is noticeable that within the vicinity of the application site the presentation to the beach is generally two storey only with relatively traditional sloping roofs and dropped eaves lines. Where sites have been re-developed or enlarged with 3 floors of accommodation, this has largely been achieved within traditional pitched roof spaces with eaves lines remaining at two storey height. Within this eastern stretch of dwellings fronting the beach the character of the area remains fairly traditional with largely traditional materials - the more contemporary architecture is so far further west on the island.
- 1.8 The site lies within flood zone 2 and 3. The beach directly to the south is a designated SINC.

2 Planning History

01/61536/000 - Proposed change of use of cafe to residential use to form single dwellinghouse, PERM,04/06/2001

04/61536/001 - Demolition of existing building and erection of 1 No 4 bedroom detached house., WD,28/09/2004

04/61536/002 - Demolition of existing building and erection of 1No. 3 bed dwelling. (Revised submission)., PERM,15/11/2004

05/61536/003 - Installation of flue to west elevation. (Retrospective), PERM,19/10/2005

APP/21/00897 - Demolition of existing detached residential dwelling, replaced by a new detached residential dwelling and associated landscape works.
Refused 20/10/2021

3 Proposal

- 3.1 Refurbishment and remodelling of existing detached residential dwelling, including accommodation on the lower ground floor, amendment to roof form and some additional windows on the east elevation.
- 3.2 The proposed refurbishment would retain the existing silhouette and profile of the existing dwelling with most of the proposed engineering works taking place below

ground and internally within the shell of the existing exterior. The roof form is revised slightly - the 3 gables would remain, but with a deeper central flat plain in the valleys. The entrance to the property would be lowered to the ground floor (on the north side) and the existing basement would be enlarged and deepened to create a lobby area, gym and swimming pool with retractable roof, with steps down from a reconfigured terrace on the south side (terrace would be at the same height as existing but narrower and deeper i.e. closer to promenade). Alternative car parking would be provided within the remodeled forecourt area.

- 3.3 The blue cladding would remain but glass balustrades would replace existing timber railings. Three additional high level windows would be inserted on the east elevation serving the lower ground level ie they would sit below the blue clad elevation; and the existing two upper ground floor windows in the east elevation would be enlarged. The existing garage doors in the north elevation would be replaced with windows and a new entrance with canopy porch above provided centrally in the north elevation. One new roof light would be inserted into the west roof slope serving an en suite.

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

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
DM13	(Car and Cycle Parking on Residential Development)

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

E22	(Amenity and pollution)
DR1	(Delivery of Sustainable Development)
E20	(Drainage infrastructure in new development)
E1*	(High quality design)
E19	(Managing flood risk in new development)
E14	(The Local Ecological Network)

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control

None received

Coastal Engineering

Thank you for consulting with Coastal Partners on the above application, I can confirm that we have no objection in principle to the proposed development from a tidal flood risk perspective, however are able to offer the following comments and advice.

The site is shown to lie within the Environment Agency's present day Flood Zone 3 and is therefore considered to be at risk from a 1:200 year (0.5% annual probability) extreme tidal flood event. For information, the present day 1:200 year extreme tidal flood level for Chichester Harbour is shown by the Partnership for South Hampshire's Strategic Flood Risk Assessment (PfSH SFRA) to be 3.4 mAOD, increasing to a predicted 4.5 mAOD by the year 2115, due to the effects of climate change. However, it should be noted that the PfSH SFRA is currently being updated to reflect the latest climate change guidance.

The applicant has submitted a Flood Risk Assessment (FRA), compiled by ARK Environmental Consultancy Ltd and dated November 2021, sufficiently outlining how tidal flood risk at the site will be mitigated. The FRA advises that more recent, EA-approved flood modelling shows the 1:200 year extreme tidal flood level for Chichester Harbour in 2125 to be 4.67 mAOD.

As stated within the FRA, the proposed extension to the lower ground floor level will accommodate non-habitable uses, whilst all habitable accommodation is to remain on the upper ground floor, at a level of 5.45 mAOD. This is above the design tide level and includes a 750mm freeboard, therefore safe internal refuge would be available in the event of extreme tidal flooding.

Furthermore, the FRA proposes that a number of flood resistance and resilience measures will be considered for incorporation into the construction of the development.

It is worth noting that the proposed access and egress route for use during a tidal flood event is unlikely to be suitable for use, as this is also shown to lie within the present day Flood Zone 3. Occupants will be reliant on safe internal refuge and Coastal Partners would recommend the preparation of a Flood Warning and Evacuation Plan in accordance with advice from the EA, as well as occupants sign up to the Environment Agency's Flood Warning Service.

In all circumstances where flood warning and evacuation are significant measures in contributing to managing flood risk, we expect local planning authorities to formally consider the emergency planning and rescue implications of any development in making their decisions.

Environment Agency

None 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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
The plant room on the ground level floor will be fairly close to my adjacent property and bedroom, is this plant room for the pool and also the house? Will this plant be noisy and will it cause vibration that could reach my property? Heat pumps and general plant machinery are generally noisy and can cause noise from/across the ground. Can confirmation be given that this will not effect my property.	Agent clarified and neighbour updated: the plant room next to the entry door is the <u>existing plant room</u> - no Change from existing location of the properties boiler and services. There is only a gas boiler and water storage tanks in the plant room so noise is not considered to be an issue. The pool pump will be located under the stairs in the area identified as the water sports storage on the sea side south elevation, this will be an enclosed space and no noise issues will arise. The heat pump (which is permitted development) will likely be located along the east side wall at lower ground level, where there are no immediate neighbours and the noise from the standard units is considered acceptable, indeed they have been designed to be installed in dense urban areas.

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
- (vi) Other Matters

(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 This application for refurbishment and alteration, rather than a replacement dwelling, would maintain the existing outward appearance of the dwelling in most respects. The increased flat areas between the roof valleys are deeper rather than higher, and as such would not alter the silhouette or add to the bulk of the existing roofline - the profile of peaks and troughs when viewed from the promenade would remain the same articulated dwelling.

7.4 The majority of the proposed works constitute engineering operations beneath the existing dwelling to enlarge and deepen the basement to provide a lower ground level

including 12.5m long pool. This enlarged area would sit forward (to the south, beach side) of the main dwelling i.e. an area approximately 17.5m x 7.5m would be excavated under the existing terrace. The depth of this area varies, to allow for the pool. Steps would be provided down to the pool and a new narrower but deeper deck, at the same height as the existing terrace, would form a roof over part of the under storey, with a sliding roof over the remaining section and pool. This sliding roof would be clear acrylic material on an aluminium frame, in either 2 or 3 stackable sections such that each section would slide under the next from a north to south direction; and when fully opened would slide entirely under the house, into the lower ground area. When closed the flat roofed sections would sit about 150mm below the living room floor level so as to be hidden from the beach side elevation. A web link of the likely manufacturer has been provided for details of how this sliding roof would work and look.

- 7.5 On the north side the existing stepped entrance would be removed and openings glazed, with new central entrance with canopy cover. These alterations would retain the domestic scale and proportions of this facade. Due to the backland setting of the site, this elevation is not prominent from Southwood Road.
- 7.6 Because most of the works proposed are either below ground, or internal, then visually the dwelling would still have the appearance of 3 terraced dwellings with appropriate domestic scale. The loss of heavy timber railings to first floor Juliette balconies and the ground floor terrace, and use of lightweight glass balustrades instead, would give the property a more contemporary finish. This would remain appropriate to this highly prominent site, where other properties in the vicinity have glass balustrades. Whilst the development would be closer to the beach promenade than existing, it would be largely below ground level and not be visually apparent and only partial views down through the clear sliding roof would be possible.
- 7.7 Overall the design and appearance of the remodelled dwelling would remain appropriate to this highly prominent site, not altering the overall scale and mass of the dwelling. Whilst extensive engineering operations are proposed, the terrace and sliding roof system above would not be visually incongruous or prominent in the context of this seafront location, and are 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

- 7.8 The reconfigured outdoor terrace would be at the same level as the existing terrace and have a greater separation to the adjacent bungalow at 204A. Hence the relationship and opportunity for overlooking and loss of privacy from the terrace in this direction would be improved relative to the current situation. The existing windows in the west elevation that directly face number 204A are currently obscure glazed to mitigate against any loss of privacy, and these two windows should continue to be obscure glazed, which can be conditioned. The new side roof light has a cill level of 1.75m above floor level and as such would not result in any overlooking.
- 7.9 Given the separation and intervening path to the east, then the use of the terrace and enlarged and additional windows in the east elevation would be unlikely to result in any material harm to any neighbour in this direction. Similarly the changes to the north elevation may improve relationships with neighbours through the removal of the raised stepped entrance that enables views down into neighbours curtilages. The changes from garage doors to windows etc are relatively cosmetic and given the separation

distances to number 206 would be unlikely to result in any material harm to amenity.

- 7.10 The third party comment raised concerns about potential noise and disturbance from the plant room and heat pumps. This has been clarified as an existing plant room and whilst there will inevitably be more plant to serve the swimming pool, nevertheless the plant room is enclosed within the building so noise attenuation would be maximised. Furthermore any ground source heat pumps do not require planning permission. The third party has been advised that any future noise or vibration issues after installation would need to be investigated by the Environmental Health Team under their separate Environmental Protection powers.
- 7.11 Overall, it is considered that the proposal will not result in any additional overlooking or alter the mass and bulk of the building with resultant change to any overshadowing, and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Parking

- 7.12 The proposal results in the loss of the existing internal garage spaces but this displaced parking can readily be provided within the northern courtyard area and long drive. As a 5/6 bedroom dwelling the site requires 3 on site parking spaces to meet the adopted Parking SPD, 2016. There is ample space on site to provide this, as well as on site turning to enable use of the long drive in a forward gear only. There is therefore no objection to the proposal on highway or parking grounds.

(v) Flood risk

- 7.13 The site lies within flood zone 2 and 3 and would remain a single dwelling. As such its vulnerability classification would not change. The plans do not propose any sleeping accommodation in the basement and the FRA includes flood control and mitigation measures such as provision of removable flood gates, raised electrical sockets, non-return toilet valve etc. The Coastal Team were specifically consulted with regard to the engineering operations close to the promenade and resultant risk of over-topping waves - but have raised no objection in principle. Although escape routes are likely to be flooded in the event of a flood, the property has safe refuge at second floor level. It is advised that a Flood Warning and Evacuation Plan be prepared, and the occupants sign up for the Environment Agency's Flood Warning Service, which can be added as an Informative.
- 7.14 It is also noted that whilst the EA did not comment on the current householder application, they did comment on the previous replacement dwelling and noted that the proximity of the works to the beach are such that an Environmental Permit is also required - an Informative can also be added to this effect.

(vi) Other Matters

- 7.15 This application has been submitted as a householder application for alterations only, and does not propose the demolition of the existing building, which would need to remain intact to lawfully implement this permission. Considering the below ground engineering operations are quite extensive, reassurance has been sought that the proposed works are capable of being undertaken as alterations only. A Method Statement has been provided by a Civil Engineering & Groundwork Contractor that outlines the underpinning necessary and the stages of development. On this basis it is

considered it has been adequately demonstrated that the works could be undertaken as alterations only, overseen by Building Inspectors. Should the works result in the demolition of the dwelling then a further application for a replacement dwelling will be necessary.

- 7.16 It is also noted that the excavation works will result in a lot of soil being removed from the site and this in turn could impact neighbours from comings and goings. However this would be temporary and the site does have its own drive and space for turning/loading of lorries etc. It is considered appropriate to add further Informative's regarding Environmental Health advisories regarding respectful hours of work etc.

8 Conclusion

- 8.1 This is a highly prominent site but the proposed development would maintain the overall scale and appearance of the existing dwelling which would continue to be appropriate to the character of the area and beach front site. No adverse effects would materially harm neighbouring amenity and therefore the proposal is considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/01375

(A) 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:

Design & Access Statement by APD dated December 2021

Flood Risk Assessment by ARK Environmental Consultancy Ltd dated November 2021

Location Plan Drawing Number 001

Proposed Block Plan - Lower Ground & Site Plan Drawing Number 111 Rev B

Proposed Ground Floor Plan Drawing Number 113 Rev B

Proposed Lower Ground Floor Plan Drawing Number 112 Rev B

Proposed First Floor Plan Drawing Number 114 Rev A

Proposed Roof Plan Drawing Number 115 Rev A

Proposed North Elevation Drawing Number 202 Rev A

Proposed West Elevation Drawing Number 203 Rev A

Proposed East Elevation Drawing Number 204 Rev B

Proposed South Elevation Drawing Number 205 Rev A

Proposed North Elevation showing Light Wells Drawing Number 206 Rev A

Proposed Section Drawing Number 201 Rev A

Ground Works 360 Ltd - Specification of Works dated 14/02/2022

Lower Ground Floor Construction Sequence plan by dda Engineers ref:

2014-SK01C dated 15.02.2022

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials including balustrade 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 alterations hereby permitted, the ground floor windows in the west elevation shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.
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.
- 5 The hereby approved sliding roof shall be installed with clear acrylic and flat roofed profile, sliding north to south to stack when fully opened under the house in the lower ground area, as indicated in emails dated 07/03/22 and similar to details shown in Alukov brochure provided, or equivalent. Any variation to this shall first be agreed in writing by the Local Planning Authority.
Reason: To ensure an appropriate visual appearance when both opened and closed, having regard to both impact on neighbouring amenity and the appearance of the area, having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.