
Site Address:	33 Wittering Road, Hayling Island, PO11 9SP		
Proposal:	Two storey side extension and single storey garage extension		
Application No:	APP/21/00918	Expiry Date:	21/10/2021
Applicant:	Mr & Mrs Litchfield		
Agent:	Mr Murray	Case Officer:	Selina Donophy
	I J Murray Associates Ltd		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a detached chalet bungalow located on the west side of Wittering Road, Hayling Island. This property has a pitched roof and projects forward at single storey level with an attached garage. Elevations are formed from brickwork and there is a balcony to the side gable and dormer windows to the rear with views over the harbour.

To the north of the site is the marina and boat yard and this also forms the boundary to the AONB.

2 Planning History

99/64196/000 - Alterations and extensions to include single storey side (south) extension, porch

to front, provision of pitched roof over, existing garage and front dormers. Two storey side (north) extension with balcony and extension of rear dormer, PERM, 15/06/1999

APP/19/00063 - Removal of existing front dormers, terrace and balustrade. Remodelling for front roof pitch, including creation of a single, wider, front dormer. , PERM, 13/03/2019

3 Proposal

Two storey side extension and single storey garage extension

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
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan
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

The adopted guidance requires a clear demonstration that no harm is caused to the AONB. The site is location within the countryside area environment in the AONB. The positioning of the proposal would have a localised impact on the character and appearance of the site and the immediate surrounds. The scale, design and appearance with suitable construction materials would enable the proposal to be provided within its setting without serious harm to the wider AONB protected national landscape. The suggested construction materials would be acceptable to those of the surrounding development in this locational situation.

The control of light emission associated with the new windows / doors / rooflights would need to be restrained and proportional to the desire to maintain the character and ambiance of the AONB. The amount of glazing with an outlook towards the harbour waters would require the employment of tinted glass throughout to reduce the possible impact to the wider area from sunlight reflection.

Given its setting, the proposal is considered not to be unduly prominent, intrusive, or be detrimental to the character or the appearance of the wider Area of Outstanding Natural Beauty (AONB) in terms of landscape character.

The development proposal in the AONB would be unlikely to have any identifiable harmful impact on matters of ecology, biodiversity, or wildlife habitat, hibernation, foraging, mating, or spawning / nesting / rearing areas. The proposal is unlikely to have any significant impact or effect on the AONB in relation to wildlife conservation and protection.

CHC has no substantive objection to the submitted proposal. The proposal is 'on-balance' generally acceptable within the AONB and has a limited external impact to the wider AONB protected landscape.

Other Comment

The planning application will be considered by the LPA in terms of other aspects applicable to the planning merits of the proposal, such as any overlooking impact to neighbouring property and spaces, any perceived loss of privacy, any equated loss of light and cause of shadowing, noise generation and disturbance, traffic generation and on-site parking provision, and in terms of overall good building design and land-use neighbourliness.

Councillor Leah Turner - Hayling East

No comment

Councillor M Wilson - Hayling East

No comment

Councillor R Raines - Hayling East

No comment

Developer Services, Southern Water

Please be aware that the properties are already built over an existing public foul sewer. If the works to be carried out will alter the existing foundation line or depth or the structural load applied on the sewer it will be necessary for the applicant to seek Southern Water's approval.

It is possible that a sewer now deemed to be public could be crossing the development site.

Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Southern Water requires a formal application for any new connection to the public foul and surface water sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link:

southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm Sewer
- Combined Sewer

Guidance on Building Regulations is here:

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing,

West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:

SouthernWaterPlanning@southernwater.co.uk

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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 and the AONB
- (iii) Effect on neighbouring properties
- (iv) Flood zone

(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 and the AONB .

7.3 This proposal comprises a two storey side extension and extension to the garage which is located towards the front of the property. The proposed side extension would be located on the north east side elevation where there is currently a balcony accessed via bedroom 1. The extension would have a depth of approximately 2 metres, and would continue the same width and roof design as the main dwelling, as well as the same ridge height. The side gable would have glass panelling at two storey height, with windows with glass panelling extending up the sides above the eaves line. This space would create a larger kitchen/lounge at ground floor level and enlarged bedroom 1 at first floor level. The garage would also be extended in depth by approximately 1.3 metres with the existing hipped roof altered to create a pitched roof. Materials proposed include brickwork to the garage with timber frame and glass to the side extension.

7.4 The proposed extensions are judged to be relatively modest in scale and would be easily accommodated within the plot without appearing overdeveloped. The two storey side extension would comprise of a generous amount of glass panelling which creates a contemporary appearance however there are a range of building styles in the immediate area and this is therefore not deemed out of keeping with the locale. The addition to the garage is not deemed to have any detrimental impact to the character of the streetscene. To the north of the application site is the Chichester Harbour AONB . The site itself is not within the AONB however this runs alongside the north and west boundaries of the site. Due to the close proximity the Chichester Harbour Conservancy have been consulted on this application and have upheld no objection on the request that tinted glass is used in order to reduce the reflection of light - a condition in this regard has therefore been added to this permission.

7.5 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

- 7.6 To the east of the application site is no 36 Wittering Road and no 36A is sited further to the north of that. There would be a substantial increase in windows to the side elevation facing north east however it is noted there is already a balcony in this siting which offers the same views. There is over 20 metres separation distance between the application site and these properties which exceeds the minimum separation distance as outlined in the Havant Borough Design Guide. The impact on these properties is therefore considered acceptable.
- 7.7 To the west of the application site is no 31 Wittering Road where there is a first floor window on the side elevation facing back towards no 33. The proposed garage ridge, taking into consideration the changing land levels is deemed to come approximately just above the eil height of this window which serves a bedroom- this room is dual aspect, also served by the dormer to the front roof slope. Whilst the roof of the garage would be a visible aspect from this window, with the garage roof now pitched and no longer hipped back, this is not considered to result in unacceptable loss of light or harm to amenity.
- 7.8 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.

(iv) Flood zone

- 7.9 This site is located within Flood Zone 3 which makes it at high risk of flooding. A Flood Risk Assessment has been submitted by the applicant which states that no floor levels would be set lower than existing and flood proofing measures will be incorporated into the scheme where appropriate.

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/21/00918 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:

Flood risk form uploaded on the 26.08.2021
Application form uploaded on the 26.08.2021 (materials)
A115 proposed sections
A113 Proposed elevations
A112 Proposed floor plans
A111 Proposed block and location plans

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.

- 4 The glazed surfaces on the proposed north east elevation as well as the windows which form part of the extension hereby permitted on the north west and south east elevations as shown on approved plan number 'A113 Proposed elevations' shall be fitted with tinted and non-reflective glass and be maintained at all times thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the area, to mitigate the impact of glazing viewed from Chichester Harbour Area of Outstanding Natural Beauty and having due regard to policies CS11, CS12 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Emsworth Neighbourhood Plan policies D1 and D2, Chichester Harbour Area of Outstanding Natural Beauty Joint SPD 2017 and the National Planning Policy Framework.