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|------------------|--------------------------------------------------------------------|---------------|----------------|
| Site Address:    | 15 Wittering Road, Hayling Island, PO11 9SP                        |               |                |
| Proposal:        | First storey side extension and revised front elevation treatment. |               |                |
| Application No:  | APP/21/00734                                                       | Expiry Date:  | 31/08/2021     |
| Applicant:       | Mr & Mrs McIntyre                                                  |               |                |
| Agent:           | Mr I Murray                                                        | Case Officer: | Graham Speller |
| Ward:            | Hayling East                                                       |               |                |
| Site Visit Date: | 22/07/2021                                                         |               |                |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

- 1.1 The site is located on the western side of Wittering Road and is occupied by a detached two storey dwelling.
- 1.2 The existing dwelling has a flat roof and a first floor terrace to the southern side above a garage. Access to the dwelling is via the northern side of the building.
- 1.3 The surrounding area is residential in character, albeit the sea is nearby, and the design of houses in the locality vary and many have been extended and have sea views.
- 1.4 The existing dwelling is not within Flood Zone 2 or 3 and is effectively on a 'dry island'. However, a small cluster of properties, including the application site, are surrounded by Flood Zones 2 & 3.

## **2 Planning History**

06/71791/000 - Two storey rear extension and internal alterations., PERM,27/11/2006  
08/71791/001 - Two storey (part single storey) rear extension. , PERM,10/11/2008  
APP/11/01007 - Installation of 3No. rows of solar panels to flat roof,  
PERM,05/07/2011

## **3 Proposal**

- 3.1 First storey side extension and revised front elevation treatment.

## **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)  
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Submission Version Havant Local Plan

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

## **5 Statutory and Non Statutory Consultations**

### **Councillor Leah Turner - Hayling East**

No comments received.

### **Councillor M Wilson - Hayling West Ward**

No comments received.

### **Councillor R Raines - Hayling East**

No comments received.

### **Developer Services, Southern Water**

Comment that there is an existing foul water sewer within the development site.  
Further comment that the public sewer requires a clearance of 3m to protect it from construction, no development or tree planting within 3m and no soakaway, swales, ponds, watercourses or any other surface water retaining or conveying features within 5m of the sewer. Also require a formal application to connect to the public sewer.

## **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: 8

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) Flood risk
- (v) Parking
- (vi) Impact on public sewer

- (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 proposed first floor extension would be above the existing garage and would replace the existing first floor terrace. A balcony area is proposed at the rear and a Juliet balcony to the front.
- 7.4 The proposed change in the appearance of the existing dwelling using Cedral cement fibre board cladding and vertical dark grey panels would be acceptable and other properties in the locality have similar products and appearance.
- 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 The proposed first floor addition would have a small balcony area to the rear. Whilst this would result in some overlooking of neighbouring gardens, it would be limited due to the distances involved. It is also acknowledged that the amount of balcony area would be less than the existing terrace area.
- 7.7 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 risk

- 7.8 As noted above, the site is not within Flood Zone 2 or 3 albeit, a small cluster of houses and the application site are surrounded by Flood Zone 2 & 3.

(v) Parking

- 7.9 There would be no increase in the number of bedrooms as a result of the proposals and adequate parking would be retained.

(vi) Impact on public sewer

- 7.10 As noted above, Southern Water has advised that there is a public foul water sewer on the application site and that restrictions apply. This can be dealt with by appropriate conditions and informatives.

## **8 Conclusion**

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours, the character of the locality and the visual amenities of the street scene and 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/21/00734 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:

A111 - PROPOSED SITE AND LOCATION PLAN

A112 - PROPOSED FLOOR PLANS

A113 - PROPOSED ELEVATIONS

A114 - PROPOSED SITE SECTIONS AND STREET SCENE

A115 - PROPOSED SITE VIEWS

A116 - PROPOSED INTERIOR AND FRONT

**Reason:** - To ensure provision of a satisfactory development.

- 3 The development shall not be erected other than in the following materials or such other materials as have been approved in writing by the borough council:

Walls: White/light grey and dark grey Marley Cedral fibre cement board cladding and vertical dark grey panels.

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 No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water.

**Reason:**

To safeguard against undue damage to the public sewer in the vicinity of the site.

- 5 No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public sewer.

**Reason:**

To safeguard against undue damage to the public sewer in the vicinity of the site.

