

Site Address: 1 Sandy Beach Estate, Hayling Island, PO11 9RG
 Proposal: Ground floor front extension following removal of car port; reposition front door; replacement of rear external staircase with spiral staircase to first floor balcony; reinstatement of access to roof terrace via second spiral staircase; new front balcony; wood burning stove with chimney in lounge; associated internal alterations.
 Application No: APP/21/00395 Expiry Date: 17/08/2021
 Applicant: Miss Catrin Evans
 Agent: Case Officer: Joseph Toole
 Ward: Hayling East

1 Site Description

The property is located within a residential area with some surrounding properties of similar style and others differing.

Note - Due to Coronavirus a site visit was not possible but the applicant/agent supplied photos of the application site which have been used to inform this decision.

No relevant planning history.

Ground floor front extension following removal of car port; reposition front door; replacement of rear external staircase with spiral staircase to first floor balcony; reinstatement of access to roof terrace via second spiral staircase; new front balcony; wood burning stove with chimney in lounge; associated internal alterations.

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Allocations) July 2014

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Leah Turner - Hayling East

No Comment.

Councillor M Wilson - Hayling West Ward

No Comment.

Councillor R Raines - Hayling East

No Comment.

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: 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) Flood Risk

- (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 development would involve a ground floor front extension following the removal of the carport. This would be used as a bedroom and would have a width of approximately 2.9 metres with a depth of approximately 4.2 metres. There would also be a new front balcony above part of the existing garage. The existing rear external staircase would be replaced with a spiral staircase to first floor balcony and reinstatement of access to roof terrace via second spiral staircase. There would also be a wood burning stove with chimney in lounge.
- 7.4 The proposed development would have brick with white render to match the existing property. The proposed works are considered to be inkeeping with the context of the main dwellinghouse.
- 7.5 Part of the proposed works would be visible from the street scene. Due to its modest size it is not considered to have a negative impact upon the character of the area.
- 7.6 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

- 7.7 To the front there would be a window within the proposed ground floor extension. At first floor level there would be bi-folding doors within the lounge going out onto the balcony. These views would face out onto the public realm and is not considered to cause any form of direct overlooking to the surrounding properties.
- 7.8 On the north side facing No.2 Sandy Beach Estate one window would be removed. There would be no side windows within the proposed front extension. Due to its size and position it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring property.
- 7.9 On the south side facing No.26 Sandy Beach Estate there would be a new spiral staircase to first floor balcony and reinstatement of access to roof terrace via second spiral staircase. This would provide new access to the balconies which have been already established and deemed acceptable. Therefore, the proposed works are not considered to cause additional adverse overlooking.
- 7.10 To the rear the new staircases would be visible. This would create views to the rear which would face out onto a electrical substation and as a result not considered to cause harmful overlooking to the surrounding neighbouring properties.

- 7.11 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) Parking

- 7.12 The proposed works would involve the removal of the existing carport and the erection of a new bedroom. This would result in the number of bedrooms increasing to 4 therefore 3 car parking spaces need to be provided on site to accord with the Havant Borough Parking Standards SPD. There is sufficient car parking on site to the front and garage to accommodate 3 car parking spaces therefore deemed acceptable.

(v) Flood Risk

- 7.13 The application would be classed as a 'minor development and according to the National Planning Practice Guidance (NPPG) unlikely to cause flood risk unless they would have an adverse effect on a watercourse, floodplain or its flood defences; they would impede access to flood defence and management facilities, or; where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows. The proposal should not effect these areas.
- 7.13 The built development is in Flood Zone 2/3. The proposed development is classed as minor development and unlikely to cause flooding to the site and elsewhere and therefore accords with policy CS15 of the Core Strategy. The submitted FRA confirms that Floor levels within the proposed development will be set no lower than existing levels and, flood proofing of the proposed development has been incorporated where appropriate.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area and the neighbouring properties 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/21/00395 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:

LOCATION PLAN
SITE PLAN
BLOCK PLAN
PROPOSED ROOF TERRACE/ FIRST FLOOR
PROPOSED GROUND FLOOR
PROPOSED FRONT ELEVATION
PROPOSED REAR ELEVATION
PROPOSED RIGHT SIDE ELEVATION
PROPOSED LEFT SIDE ELEVATION
INFORMATION ON WOOD FIRE STOVE
FLOOD RISK ASSESSMENT

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.