
Site Address: St Ebbes Cottage, Victoria Road, Hayling Island, PO11
0LU
Proposal: Demolish conservatory, erect single storey rear extension, new
cladding and render, and alterations to fenestration.
Application No: APP/21/00649 Expiry Date: 13/08/2021
Applicant: Mr Hewitt
Agent: Critchley Architecture and Case Officer: Graham Speller
Design
Ward: Hayling West

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is located within a small cul de sac which gains its access from Victoria Road and comprises a detached bungalow with rooms in the roof featuring a dormer window to the front and rooflights to the rear elevation.
- 1.2 The immediate locality is residential in character with a relatively small cluster of houses surrounded by open countryside and the estuary nearby to the west.
- 1.3 Most of the rear garden is within Flood Zone 2 with some of it within Flood Zone 3.

2 Planning History

98/63562/000 - Conservatory to rear (west elevation), PERM,09/09/1998

3 Proposal

- 3.1 Demolish conservatory, erect single storey rear extension, new cladding and render, and alterations to fenestration.

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

CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

DM25 (Managing Flood Risk in Emsworth)
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 Brenda Linger

No comments received.

Councillor Clare Satchwell - Hayling East

No comments received.

Councillor I Scott Hayling West

No comments received.

Environment Agency

No comments 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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

One letter of objection has been received raising the following issues:

- concerned that the planned whitewashing/painting of the southern elevation will have a major impact on the direct outlook from both their garden and from inside their home.
- concerned that the change from brick to whitewash could cause glare/light reflection and that the view of the building will become more prominent and feel such a change would have a negative visual impact.
- Comment that it is understood from the owner that the proposed bathroom window will be obscured glazing, but this does not appear to be mentioned in the plans. Consider it would be more appropriate if this window had obscure rather than clear glass.

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

(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 It is noted that an objection has been raised, among other things, regarding the proposed white masonry paint and that this will result in glare/light reflection and also result in a more prominent building resulting in a negative impact. However, it is not unusual for houses to be painted/rendered and such works could be carried out under permitted development. As such, this element of the proposals is considered acceptable.

- 7.4 The new fenestration and cladding of the dormer window are considered acceptable and would not result in any adverse impacts on the visual amenities of the locality.

- 7.5 The proposed rear extension would project 3.15 metres and only slightly greater than the existing conservatory and is considered acceptable.

- 7.6 The design and appearance of the proposals 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 As noted above, an objection has been received regarding the whitewashing/painting of the southern elevation, in particular, in that it will result in glare/light reflection and that it would also result in a more prominent building resulting in a negative impact.

- 7.8 In this regard, as noted above, such works could be carried out under permitted development and not require planning permission. However, as it features on the submitted plan and is in the description of development, due consideration has been given in terms of impacts on neighbouring properties. The concern is noted in that whilst the proposed white masonry paint could result in some reflection compared to brickwork that absorbs light, it is not untypical to paint houses and it is not considered to result in such an adverse impact on neighbouring properties to be unacceptable.

- 7.9 Concern has also been raised that in terms of the proposed new windows in the side elevations it would be more appropriate if these windows had obscure rather than clear glass. The applicant confirmed that it was the intention to obscurely glaze the bathroom window and as the southern window is above the fence line it is considered appropriate to condition this window also so that the windows are obscurely glazed and non opening up to 1.7 m from floor level. This would prevent any undue overlooking of adjacent properties.

- 7.10 Consequently, it is considered that the proposals 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).

(iv) Flood risk

- 7.11 The majority of the rear garden is within Flood Zone 2 although part of it is also within Flood Zone 3. According to the flood mapping, the proposed rear extension would just fall within Flood Zone 2.
- 7.12 The applicant has submitted a flood risk assessment stating that floor levels will be no lower than existing and also setting out mitigation measures to protect from flooding. Taking a proportionate approach, such measures are considered acceptable.

8 Conclusion

- 8.1 The scale, siting, appearance and design of the proposals would have limited and acceptable impact on the neighbours, the character of the locality, the visual amenities of the street scene and flood risk 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/21/00649 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:

21050 - 101 - BLOCK & LOCATION PLAN

21050 - 402A - PROPOSED FLOOR

21050 - 502C - PROPOSED ELEVATIONS

FLOOD RISK ASSESSMENT AND FLOOD MEASURES

Reason: - To ensure provision of a satisfactory development.

- 3 The development shall be carried out in the following materials:

Roof: GRP

Walls: Off white masonry paint/render/Marley Cedral light brown cladding
bards

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 new high level windows permitted in the southern and northern elevation of the building shall at all times be and remain glazed entirely with obscure glass. The particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4 and only openable above a height of 1.7m above the internal floor level of the room to which it serves.

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.