

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

Developer Services, Southern Water

Southern Water requires a formal application for any new connection to the public foul 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

The impact of any works within the highway/access road on public apparatus shall be assessed and approved, in consultation with Southern Water, under a NRSWA enquiry in order to protect public apparatus. Please send these enquiries to

Developer.Services@southernwater.co.uk

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.

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

Hampshire Highways

Thank you for the consultation for the above application. The Highway Authority would

like to make the following comments.

The Highway Authority are unable to provide a recommendation at this time. More information is required regarding the changes to the access. It is noted that the plans show there is an extension to the access. However, the existing length and the proposed extension to the length of the access should be included on the plans. Furthermore, it is recommended to the applicant that they should be made aware that subject to any planning permission being granted by the Local Planning Authority, a subsequent agreement will need to be granted by HCC as Highway Authority to undertake the works on the Highway. Details of this procedure can be found via the following link <https://www.hants.gov.uk/transport/parking/droppedkerbs>

Case Officer comment : Further comment received following submission of additional plans :

Thank you for the re-consultation for the above application. The Highway Authority would like to make the following comments.

The Highway Authority are satisfied with the additional plans that have been submitted, providing detail of the extension to the drop kerb and therefore have no objections. Furthermore, it is recommended to the applicant that they should be made aware that subject to any planning permission being granted by the Local Planning Authority, a subsequent agreement will need to be granted by HCC as Highway Authority to undertake the drop kerb works on the Highway. Details of this procedure can be found via the following link <https://www.hants.gov.uk/transport/parking/droppedkerbs>

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

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
- (iii) Effect on neighbouring properties

- (iv) Parking and highways
- (v) CIL

(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.
- 7.3 This proposal has been amended, with the first floor level stepping in by approximately 1 metre from the side - the dormers have also been reduced in width following case officer concerns in regards to the proximity to the side boundary and appearance of mass and bulk.

(ii) Appropriateness of design and impact on the character of the area

- 7.3 This proposal comprises a two storey side extension following the demolition of the existing garage, a single storey extension to the rear and dormers to the front elevation. The proposed side extension would have a width of approximately 6.2 metres at ground floor level towards the front, reducing to 4.8 metres to the rear due to the angular design of the extension to fit the angled plot shape. At first floor level the extension would have a width of approximately 4 metres. The ridge height would be level with the existing ridge and would form a pitched roof. The depth would be the same as the existing property. The extension would project forward of the front elevation at ground floor level forming a pitched roof porch and garage door. The ground floor space would form a garage to the front with utility room to the rear - the front elevation would have a garage door and monopitched roof and the utility room would be served by a door to the side elevation. At first floor level would be a master bedroom to the rear with ensuite to the front - the ensuite would be served by a front elevation window and the bedroom by a rear elevation window.
- 7.4 Towards the rear of the property a single storey extension is proposed. This would span almost the full width of the existing property plus the side extension. It would have a flat roof with a height of approximately 3 metres and it would have a depth of 5 metres. The extension would feature raised lantern rooflights and would create a kitchen and lounge, the kitchen served by doors to the rear and lounge served by large bi-fold doors.
- 7.5 Two flat roof dormers are proposed to the front roof slope with dimensions of approximately 1.55 metres width, 1.6 metres height and 2.1 metres depth. This would allow for storage and a bedroom 4 in the roof space.
- 7.6 Once the works are completed the entire property is to be rendered in colour off white.
- 7.7 The proposals are deemed to add considerable additional floorspace, with the side extension filling the space to the side of the plot and rear extension having a generous width and depth when judged within the context of the existing dwelling whereby at ground floor level the dwelling more than doubles in size. Despite this, the rear extension would not be highly visible from the public realm and many of the properties have benefited from two storey side extensions along Salterns Lane. Most of the two storey side extensions to these properties have not been set back behind the front elevation or down from the ridge line of the host dwelling as is recommended in the Havant Borough Design Guide and for this reason, in this instance this design is deemed to be acceptable within the streetscene. The property is set within a reasonably sized plot of land and it is not considered the extensions would appear

overbearing or overdeveloped within the plot. The front dormers sit subserviently within the roof slope and would not appear dominating or harmful in appearance. The extensions to the front of the property at ground floor level would not be highly prominent from the road due to the 9 metre set back of the property from the highway.

- 7.8 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

- 7.9 To the east of the application site is no 48 Salterns Lane which is a detached bungalow. The two storey extension would be located within close proximity of the side boundary shared with no 48, although no 46 is sited at an angle away from no 48. The separation distance would be approximately 1.2 metres at ground floor level and 2 metres at first floor level. No 48 has a garage to the side with a lean to the rear of this. The proposed extension is not deemed to result in any overshadowing to this side as the side windows which appear to serve bathrooms, are already covered by the lean to above. The extension would comprise an additional bedroom window at first floor level to the rear and this would be set close to the shared boundary although the building line at first floor level would be set back with no 46 behind no 48 and therefore the window not judged to result in harmful direct overlooking to private amenity spaces.
- 7.10 To the west of the application site is no 44 which is attached to the application property. This has a single storey extension to the rear. The proposed rear extension at no 46 would project slightly further than that at no 44 however this would not be enough to result in harmful overshadowing or overbearing impact.
- 7.11 To the south (rear) of the application site are the rear gardens of nos 18 and 20 Blackthorn Drive. The separation distance back to back would exceed the minimum 20 metre distance as stipulated in the Havant Borough Design Guide and is not judged to result in harm to the amenity of these properties.
- 7.12 To the north of the application site is the front garden of no 15 Salterns Lane. There would be over 20 metres separation distance between the front facades of these properties and the front dormers and first floor window are not deemed to result in additional overlooking to this property.
- 7.13 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 and Highways

- 7.14 This proposal would result in 2 additional bedrooms requiring 3 parking spaces on site. With the proposed internal garage and hardstanding there is deemed to be acceptable parking allocation on site. An extension to the access is also proposed and Highways have no objection to this. The road is unclassified and the applicant should be made aware that subject to any planning permission being granted by the Local Planning Authority, a subsequent agreement will need to be granted by HCC as

Highway Authority to undertake the drop kerb works on the Highway.

(v) CIL

- 7.15 This application is CIL liable as the additional floorspace comes to above 100m² which amounts to CIL liability of £15,237.72 however it is noted that the applicant is claiming self build exemption. The CIL rates to be applied to development are set out in the Havant Borough Community Infrastructure Levy Charging Schedule, which was adopted by the Council on the 20 February 2013. This followed two public consultation exercises and an Examination into the Charging Schedule by an independent Examiner. The Examiner's Report concluded that the Havant Borough Council Community Infrastructure Levy (CIL) Charging Schedule provided an appropriate basis for the collection of the levy in the borough. The levy is charged at £100 per square metre (plus indexing) on new floorspace (measured as gross internal area) in Hayling Island.

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/21/00620

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:

1100D Amended location and block plan
1201D Amended proposed plans
1301D Amended proposed elevations and sections

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.

The external materials shall include render in colour off white unless otherwise agreed by the Local Planning Authority.

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.