
Site Address:	5 Sandy Point Road, Hayling Island, PO11 9RP		
Proposal:	Convert existing detached store to annexe.		
Application No:	APP/21/00907	Expiry Date:	21/10/2021
Applicant:	Mr and Mrs Kingham		
Agent:	Mrs J Fox	Case Officer:	Joseph Toole
	Critchley Architecture and Design Ltd		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

5 Sandy Point Road, Hayling Island, is located to the north side of Sandy Point Road. The application site is a detached bungalow comprising red brick with grey roof tiles. Vehicular access is from Sandy Point Road with parking to the front and side.

The property is located within a residential area with surrounding properties differing in style and design.

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.

2 Planning History

90/50601/002 - Replace existing bungalow with 4x1 bedroom apartments., PERM,19/03/1990

90/50601/003 - Replace existing bungalow with 4 x 2 bedroom flats (variation to previous approval I No. 90/50601/2)., REF,11/12/1990

96/50601/007 - Single storey rear extension, PERM,21/10/1996

95/50601/005 - Single storey side extension with pitched roof over, PERM,

89/50601/001 - Demolish bungalow and replace with 4 x 1-bedroom flats, UNK,14/12/1989

APP/13/00768 - Single storey rear extension., PERM,30/09/2013

APP/17/01040 - Single storey front extension with alterations to existing roof., PERM,10/11/2017

3 Proposal

Convert existing detached store to annexe.

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)
DM10 (Pollution)

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 East

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:

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

Guidance on Building Regulations is here:
gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

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

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: 10

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) Drainage
- (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.

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

7.3 The proposed development would involve converting the existing detached store to an annexe. The use of the annexe would be to provide care to a family member and would have a day room, store, wetroom, dialysis room and bedroom. There would be no increase in size of the store with some fenestration changes.

7.4 Due to the information provided the use of the annex is considered to provide suitable ancillary accommodation. A condition regarding the use of the annexe to remain ancillary to the main dwellinghouse has been recommended.

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 and DM10 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 front of the proposed annex there would be a new window where the garage doors were. This would face out onto the rear garden screened by the existing 1.8 metre high fencing thus it is not considered to cause harmful overlooking.
- 7.7 On the west side there would be a new door and window in existing opening and a new door. This would face out onto the rear garden screened by the existing 1.8 metre high fencing thus it is not considered to cause harmful overlooking.
- 7.8 There would be no alterations to the north and east sides of the outbuilding.
- 7.9 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) Drainage

- 7.10 Southern Water were consulted on the application and raised no objection. An informative has been added to the decision detailing how to apply for a new connection to a public foul sewer.

(v) CIL

- 7.11 The proposed development would be exempt from a CIL charge.

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/21/00907 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 and Block Plan
Proposed Plan and Section - 21088-402
Proposed Elevations - 21088-502
Survey Plans - 21088-201

Support Statement
CIL Form 1
CIL Form 2
CIL Form 8

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used 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 accommodation hereby permitted shall be occupied solely for purposes ancillary or incidental to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.

Reason: The unit of accommodation is not a satisfactory position to be occupied separately from the main dwelling and having due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.