
Site Address:	11D Salterns Lane, Hayling Island, PO11 9PH		
Proposal:	Erection of detached summerhouse in rear garden.		
Application No:	APP/21/00524	Expiry Date:	11/08/2021
Applicant:	Mr Watkins		
Agent:	Mrs Fox	Case Officer:	Joseph Toole
	Critchley Architecture and Design Ltd		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

11D Salterns Lane, Hayling Island, is located to the north side of Salterns Lane. The application site is a two storey detached property. To the rear is Mengham Rithe watercourse. The site is located within Flood Zone 2/3.

There are TPO trees within the curtilage of the property and neighbouring property 11C Salterns Lane to the rear.

2 Planning History

94/59102/001 - Retention of sea wall and associated increase in ground levels on the landward side., PERM,05/01/1995

94/59102/000 - Erection of a garden shed and summerhouse in rear garden, PERM,13/06/1994

APP/14/00290 - Crown reduce by 4m 3No. Oaks trees; remove dead and crossing branches and epicormic growth on 2 of the trees; remove 1No. damaged main branch on north east sector of 1No. Oak. All trees within Group 2 of TPO 1380., WD,26/03/2014

APP/14/00363 - Crown reduce 1No. Oak, east and south sectors by 2.8m and crown raise to 4.5m and remove any dead, crossing or epicormic branches. Remove to ground level 1No. Oak; Crown reduce 1No. Oak east sector by 2.8m and crown raise to 4.5m and remove any dead, crossing or epicormic branches; Crown Reduce 1No. Oak east sector by 3.8m and north sector by 2.8m and crown raise to 4.5m and remove any dead, crossing or epicormic branches. All within G2 of TPO 1380., PERM,13/05/2014

APP/15/00808 - Crown reduce NE sector of 1No. Oak within G1 by 1.5m, subject to TPO 1380., PERM,16/09/2015

APP/21/00350 - 1No.Oak (T1 on plan) - fell and grind stump, subject to TPO 1380 within G1., PERM,28/04/2021

3 Proposal

Erection of detached summerhouse in rear garden.

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of
Havant Borough)
CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)

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

Arboriculturalist

Arboricultural Officer comments: I have no objection in principle to this proposal however it is noted that within the arb report that no services are required, I would just like to clarify whether this is correct please.

Comment 2 - 18/08/2021

As long as there are no underground services going in I have no objection.

Chichester Harbour Conservancy

Chichester Harbour AONB Unit Recommendation – No objection

Suggested considerations: -

- schedule of materials to be as indicated on submitted application forms / agreed by LPA.
- any and all glazed windows / doors should be fitted with working internal screen blinds to reduce light spillage during evenings and night-times in order to minimise and reduce the amount of light illumination of the new window openings to comply with the Dark Skies approach and to limit disturbance to wildlife.
- any and all external lighting on or leading to the outbuilding should be fitted with a suitable and effective cowl to focus the light-beam and illumination downwards and prevent light spillage above the horizontal and into the night sky so as to comply with the Dark Skies approach and to limit disturbance to wildlife.
- compliance with the findings of the submitted supporting information- arboricultural statement.

Councillor Leah Turner - Hayling East

No Comment.

Councillor M Wilson - Hayling West Ward

No Comment.

Councillor R Raines - Hayling East

No Comment.

Environment Agency

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
Large size of outbuilding	Please see Section 7.
Overbearing mass/size	
Drawings inaccurate	Revised plans have been submitted.
Site Visit required	Site Visit was carried out on 18/08/2021.
Negative impact upon the harbour's landscape	Chichester Harbour Conservancy commented on the application raising no objections.
Not inkeeping with Area of Outstanding Natural Beauty	
Concerns of light pollution	Please see conditions imposed
Negates planning conditions on site	This application must be assessed on its merits
Concerns of water pollution	It has been confirmed no water would be placed within the outbuilding

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) Trees
- (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 the erection of a summerhouse in the rear garden. The proposed summerhouse itself would have a width of 4 metres and a depth of 6 metres. It would be on a platform which would have a width of 5.1 metres and a depth of 7.2 metres. The proposed summerhouse would have a flat roof with a height from ground floor level of approximately 3.2 metres.
- 7.4 The proposed summerhouse would be cedar clad with a zinc flat roof. This is considered to be inkeeping with the context of the area.
- 7.5 Chichester Harbour Conservancy commented on the application raising no objections with suggested considerations. In terms of requesting sample of materials as they are detailed on the application it is not deemed necessary to condition this. In terms of placing internal blinds a condition to this effect is recommended.. With regards to externally lighting there would be downward lights on the outside of the summerhouse. This is considered to be acceptable in preventing concerns with light pollution.
- 7.6 The proposed summerhouse would not be readily visible from the street scene however would be seen from Mengham Rithe. It is considered to be of an appropriate size within the context of the main dwellinghouse and its retained amenity space. It is worth noting 11C Salterns Lane has a summerhouse in their rear garden albeit smaller. Therefore, it is considered to be inkeeping with the character of the area.
- 7.7 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

- 7.8 On the north, east and south sides of the proposed summerhouse there would be bi-folding doors. These would face out onto the rear garden and watercourse to the north. It is not considered to cause any form of overlooking to any of the neighbouring properties.
- 7.9 On the west side along the shared boundary with No.11C Salterns Lane there would be no side windows. It would also be offset from the boundary and be partly screened by the existing hedging and trees. Taking this into account and due to the proposed summerhouse design and size it is not considered to appear adversely overbearing to the neighbouring property at No.11C.
- 7.10 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).

(iv) Trees

- 7.11 The Council's Arboriculturalist was consulted on the application due to the TPO trees located within curtilage of the property and neighbouring property 11C Salterns Lane to the rear. The Arboriculturalist raised no objection as long as there are no underground services going in. The applicant's agent has confirmed there would be no piped or drainage services to the proposed summerhouse. A condition has been recommended for the proposed works to be carried out in accordance to the Arboricultural Impact Assessment.

(v) Flood Risk

- 7.12 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 within 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 HBLP (Core Strategy).

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the locality 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/21/00524

- 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 and Block Plan - 21041_101A
Proposed Site Plan - 21041_112A
Proposed Floor Plan and Elevations - 21041_421A

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.

- 4 Prior to the occupation of the rear extension hereby permitted, fully fitted working internal screen blinds for the folding doors shall be installed and thereafter retained and maintained.

Reason: In the interests of light pollution having regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) and the National Planning Policy Framework.

- 5 The development hereby approved shall accord with the Arboricultural Impact Assessment/Statement (Fallen&Found Arboriculture) unless otherwise agreed by the Local Planning Authority.

Reason: To ensure that Oak tree at No.65 New Brighton Road is retained and adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.