
Site Address:	7 Salterns Close, Hayling Island, PO11 9PL		
Proposal:	First floor rear extension. (Revised Submission).		
Application No:	APP/16/01150	Expiry Date:	30/12/2016
Applicant:	Mr Hardy		
Agent:	Mr I Murray	Case Officer:	Tina Pickup
	Mr I Murray		
Ward:	Hayling East		

Recommendation:

1 Site Description

The application site is located at the head of Salterns Close which is a cul-de-sac off Salterns Lane at the eastern side of Hayling Island. The road is characterised by a mix of single storey and two storey dwellings of varied architecture and spacings, set in modest plots. Number 7 is the eastern most dwelling on the northern side of the Close, and the plot extends to the foreshore of Chichester Harbour to the north. The site falls within Flood Zone 2 and 3 and the surrounding land to the north and east is covered by a number of conservation designations including the Chichester Harbour AONB, Ramsar, SAC, SPA and SSSI. The site falls within the identified Coastal Zone by policy DM9. There are trees subject to Tree Preservation Orders adjacent the foreshore within the adjacent plot at number 6, but none within the application site. Immediately to the east is a marina and boatyard, accessed off Marine Walk to the south-east.

The application dwelling is a substantial two storey detached dwelling of brick and render finish beneath a tiled roof. The dwelling has a forward two storey gable projection at its eastern end, and a two storey side extension to the west. It is set back from the highway having a drive for the parking of up to 3 vehicles. To the rear the property has a significant flat roof rear extension (some 11.5m deep) which in part encloses a swimming pool. There are some old external spiral stairs leading up to the flat roof, implying it has in the past been used as a balcony - but at the time of the site visits (20/5/16 and 15/8/16) there were no safety rails round the edge and it did not appear to be used for sitting out.

The rear garden is enclosed with a 1.8m high fence on the western boundary and a high evergreen hedge to the east. To the north the site is open to the foreshore. To the west number 6 is a detached bungalow having rooms in the roof and a dormer in its eastern elevation facing the application site. No 6 also has a large detached outbuilding comprising living accommodation to the rear, which is built up to the shared boundary. Number 6 sits further forward than the application site and the properties are separated by approximately 3.5m comprising a side path to Number 7 and a narrow drive to number 6.

2 Planning History

99/54655/003 - First floor side extension (west), PERM, 26/08/1999
94/54655/001 - Retention of structure to provide covered areas around swimming pool at rear, PERM,
APP/10/00953 - Construction of Sea Defence Works. (Retrospective application.),

PERM,03/03/2011

APP/11/01268 - Discharge of Condition No. 1 of Planning Permission APP/10/00953.,
REF,24/10/2011

APP/16/00403 - Rear first floor extension to increase existing living accommodation.,
REFUSED 21/06/2016

APP/16/00719 - Rear first floor extension. (Resubmission)., REFUSED 23/08/2016

3 Proposal

Following two refused schemes for extensions on the western side of the property, this revised application has been submitted for a centralised first floor rear extension. The current proposal seeks permission for a 3m deep x 8m wide first floor flat roofed extension, sited 5.2m from the western elevation and 1.5m from the eastern elevation. It would have a flat roof with coping stone style detailing, being 2.8m high above the existing ground floor flat roof. It would be constructed of bricks to match.

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)
CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
DM13	(Car and Cycle Parking on Residential Development)
DM9	(Development in the Coastal Zone)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy, The Harbour Office

No objection, subject to matching face brickwork.

Following a site visit made 14.11.16 and having regard to the Policy framework* below, the design of new work, would hardly be visible in the wider landscape, owing to intervening tree cover at the harbour edge.

It is concluded that the works would be seen in the context of the existing built form of the house and appear sub-ordinate to it, neither harming the setting of the Chichester Harbour AONB, nor the purposes of its designation.

Environment Agency, Romsey Depot

None 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: 3

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

(i) Principle of development

7.2 The application site is identified on the Proposals Map as the last dwelling within the defined Urban Area under policy CS17. The surrounding foreshore and land to the east lies within the Countryside and AONB and is subject to conservation designations. As a proposed householder extension contained within the existing residential curtilage, the principle of the development is however considered acceptable, subject to the usual development control criteria.

7.3 The two recent applications have both been refused for their dominant and overbearing impact affecting the light available to and outlook from number 6 adjacent, as was a similar appeal in 1987. To overcome the impact on the neighbour the architect has instead used cantilevered steels to support a centralised extension, pulling the bulk away from the western boundary.

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

7.4 The proposed rear extensions would not be directly visible from Salterns Close and as such would not have an impact on this street scene. However, in this case, since the site is also open to the foreshore to the north, then there are public views into the site from the water and foreshore, also making the rear elevation visible. The rear garden has a depth of over 50m and as a result of this separation distance the views of the dwelling are in fact relatively long distance. The architectural style of dwellings fronting the foreshore is mixed and most are designed to enjoy the views with balconies.

7.5 Whilst the proposed first floor rear extension is flat roofed, which is not generally encouraged in design terms, in this instance the flat roof sits well on the existing large

flat roof ground floor extension and minimises height and bulk. The proposed extension is to be supported on cantilevered steels and the technical internal dimensions has resulted in the eaves height being slightly higher than the eaves of the existing dwelling. However, the long distance views from the lower level of the foreshore and water, looking up towards the site, are such that the flat element of the roof and stepped up eaves lines would not be overly prominent and would be seen against the backdrop of the main pitch of the house. The proposed coping stone style detailing adds some detailing to the roof. The Chichester Harbour Conservancy have raised no objection, noting that the subordinate nature of the proposal. The roof design and proposed extension is not considered to be harmful to the views from the north and the Chichester Harbour AONB and would not adversely affect the character and appearance of the AONB.

(iii) Effect on neighbouring properties

- 7.6 The current redesign, pulling the extension 5.2m away from the western elevation is considered sufficient to overcome the previous concerns. With this separation distance the presence of the proposed extension will now not be visible from within No 6. Since there is only a boatyard to the east, then there would be no harm to any residential amenity to the east.
- 7.7 Consequently, it is considered that the revised scheme is unlikely to appear overbearing or affect outlook or light to the occupiers of No 6 and is accordingly considered to meet the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(v) Flood risk

- 7.8 The site lies within flood zones 2 and 3 where new residential development would not normally be supported. However the proposal is for first floor alterations to an existing dwelling so the risk to occupants is considered minimal.

8 Conclusion

- 8.1 The revised 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 for application APP/16/01150

(A) 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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing Site Plans Drawing No A102
Existing Floor Plans Drawing No A101
Existing Elevs & Sections Drawing No A103
Existing Views Drawing No A104
Proposed Site Plans Drawing No A106 V5
Proposed Floor Plans Drawing No A105 V5
Proposed Elevs & Sections Drawing No A107 V5
Views Drawing No A108 V5

Reason: - To ensure provision of a satisfactory development.