
Site Address: 79 Sea Front, Hayling Island, PO11 0AW
Proposal: Front extension and addition of cladding to elevations.
Application No: APP/21/00402 Expiry Date: 27/05/2021
Applicant: Mr & Ms Nudd and O'Connell
Agent: Mr R Lilley Case Officer: Selina Donophy
 Lilley Architecture
Ward: Hayling West

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two-storey, detached dwellinghouse located on the south side of Sea Front, Hayling Island. This property has a tiled, pitched roof with brickwork to the elevations and projects forward at two storey level on the principal elevation with a partial catslide roof. The application property is set back from the road with a paved hardstanding with parking space for vehicles. There is a painted wall forming the front boundary treatment with foliage screening.

To the south of the site is the rear garden and to the south of that is Hayling sea front. The site is not within a flood zone.

2 Planning History

None relevant

3 Proposal

Front extension and addition of cladding to elevations.

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)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

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 Clare Satchwell - Hayling East

No comment

Councillor I Scott Hayling West

No comment

Councillor Joanne Thomas

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: southernwater.co.uk/developing and please read our New Connections Services 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

Property Services Manager, Corporate Group

No adverse comment from Property Services.

Jeremy Bulled MRICS

Estates Manager

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

(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 This proposal comprises extensions to the front elevation including an extension to the existing utility room and wc which would project forward by approximately 1.1 metres with a width of approximately 5 metres and height of 3.7 metres with a hipped in roof. Other extensions proposed to the front elevation include a pitched roof feature porch with the entrance door at ground floor level and glass panelling above - the extension would have a ridge height of approximately 4.8 metres and the glass panels would allow for views from the landing , replacing the existing landing window and installing internal balustrading where the previous window would have been. The roof would overhang on posts to a depth of approximately 3.2 metres.

7.4 The plans state that the rear balustrading, stairwell , fascias and flooring would be replaced. Solar panels are also included in the plans which are deemed an acceptable addition. Materials proposed include horizontal fibre cement boards in white/ grey.

7.5 The property is set back from the street, with reasonable screening from foliage to the front boundary. There are also a range of external materials used in the surrounding vicinity on nearby properties. Whilst the proposals would evidently significantly alter the appearance of the dwelling , this is not deemed to be in a harmful manner and the proposal is therefore deemed acceptable in terms of impact on the streetscene and surrounding area.

- 7.6 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

- 7.7 To the east is no 77 Sea Front. The front extension would not result in any harmful overshadowing of the front of this property. The proposal is not deemed to result in any harmful overlooking or overbearing impact to no 77 nor any other neighbouring properties.
- 7.8 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

- 7.9 Whilst the extensions would result in less space towards the front of the site, the 3 spaces necessary for a 4 bedroom property would remain available on site. In addition, no further bedrooms are proposed as part of this application.

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/21/00402

(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 development hereby permitted shall be carried out in accordance with the following approved plans:

494 PL01 Location/block plan
494 PL05 Proposed ground floor/first floor plans
494 PL06 Proposed second floor and roof plan
494 PL07 Proposed elevations

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.