
Site Address:	158 Sea Front, Hayling Island, PO11 9HP		
Proposal:	Two storey front extension with glass balustrade to front elevation.		
Application No:	APP/16/00927	Expiry Date:	01/11/2016
Applicant:	Mr Cassidy		
Agent:	Mr P Walker	Case Officer:	Emma Chisnall
	Island Design		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

158 Sea Front Road is a large detached dwelling situated opposite the sea front in Hayling Island. The dwelling is constructed of a white render with a green tiled concrete roof and it has a tinted blue glass balustrade which surrounds the first floor terrace to the front. The dwelling is of a modern appearance and has large open windows looking out to the beach opposite. The amenity space to the front is moderate in size and is hard-surfaced for the provision of parking 2-3 cars onsite and is surrounded with a curtilage boundary of a low brick wall approximately 1m high.

2 Planning History

APP/10/00300 - Loft conversion incorporating dormers to front and rear, new balcony and garage conversion., REF,10/09/2010
APP/11/00124 - Two storey front extension incorporating new balcony and a single storey rear extension., PERM,05/04/2011

3 Proposal

Two storey front extension with glass balustrade to front elevation.

4 Policy Considerations

National Planning Policy Framework 2012

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)

Havant Borough Council Design Guide Dec 2011

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Mr P Marshall, Development Engineer Comment:

No adverse comment in regards to this application

Ecologist Comment: Within 50m of the site there is a protected and notable species of Yellow Horned- Poppy, Upright Chickweed, Bulbous Meadow-grass, Suffocated Clover and Early Meadow Grass.

Planning Officer Comment: The proposed works will infill part of the house up to the existing front elevation. As the works would not create an significant increase in No 158's footprint it is felt that the species above should remain protected and unaffected by the proposed works.

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: 5

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) Impact upon the character of the area
- (iii) Impact upon residential amenity

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. Therefore the development is considered to be acceptable subject to planning conditions.

(ii) Impact upon the character of the area

Sea Front Road contains a variety of dwellings which differ in style, design and age, many of which have carried out similar developments to that proposed at No 158. Its due to these other examples and the mixture of design along No 158 that supports that the works should not detract significant character from Sea Front Road nor look out of place. Therefore it is considered that the visual amenity of the streetscene would be maintained.

No 158 currently has a two storey extension to the west with a terrace at first floor level which has created a hollow space at ground floor level in front of the entrance door and garage to the east. The application proposes to infill the existing terrace and hollow at ground floor level which will not extend past the existing front and side

elevation. Therefore the works are considered to not appear bulky nor obtrusive and as materials will be used that match the existing it is felt that the proposed development would overall have a limited and acceptable impact on the character and appearance of the area.

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) Impact upon residential amenity

It is felt that the amenity levels of the neighbouring dwellings should remain mostly unaffected by the proposed development to No 158, in particular the neighbour to the west (No 160) as the proposed works would not be visible and screened sufficiently by the west elevation of the dwelling.

The works are proposed to be contained within the existing elevations and lower than the existing ridge height meaning that light levels should not be impacted to either neighbour and no shading caused as a result of the development. It is felt that the element of over-looking will be reduced due to the removal of the roof terrace and installation of front facing windows with a glass balustrade which would provide a view to the seafront opposite only and no outside access, improving privacy levels between neighbours. The proposed roof lantern is positioned at a high level which would prevent over-looking and maintain privacy levels.

A ground floor level window is proposed along the side elevation of No 158 which is acknowledged would normally not require planning permission and could be built under permitted development but either way is not considered to cause over-looking as this will be set off the boundary and would face onto the neighbouring dwellings side elevation which does not contain any windows.

Consequently, it is considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site, 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

8 Conclusion

No 158 Sea Front Road has adequate amenity space for the proposed two storey front extension. The space available should ensure that there is only a minimal loss to the residential amenity of the neighbouring dwellings and a minimal impact to the character of the area. Therefore the proposal is considered to accord with the requirements of the adopted Local Plan (Core Strategy) policy CS16 and can be considered acceptable for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00927 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:

Ordnance Survey Site/Location Plan: Serial number 01652600 and 01652700

Existing and Proposed Elevations Plan Received 15.09.16 via email

Proposed Ground Floor Plan Received 06.09.16

Proposed First Floor Plan Received 06.09.16

Existing Ground Floor Plan Received 06.09.16

Existing First Floor Plan Received 06.09.16

Section Drawing Plan Received 06.09.16

Reason: - To ensure provision of a satisfactory development.