
Site Address:	200 Southwood Road, Hayling Island, PO11 9QL		
Proposal:	First floor extension incorporating raising of roof and rear balcony.		
Application No:	APP/15/00818	Expiry Date:	21/10/2015
Applicant:	Mr Kitto	Team:	Team 1
Agent:	Mr Thorns	Case Officer:	Bee Crawford
	Thorns-Young Ltd		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern detached bungalow with detached outbuildings to the north. It has a red tiled pitched and hipped roof and elevations of red multibrick. There is a slight north south incline and the property is set back from the road by approximately 28 metres with an open parking area to the front, a lawn and patio which is enclosed by a 1.6 metre high wall. The garden area to the rear is relatively shallow with this aspect of the property facing the promenade.
- 1.2 There are detached bungalows to the east and opposite the site, a two storey detached property to the west and the pebble beach and sea to the south. The area is of low to medium density with a mixture of detached two storey dwellings, bungalows, chalet bungalows and purpose built block of apartments of individual and some similar age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The application is for an extension to the rear of the property to provide accommodation at first floor level with a covered balcony, to include the raising of the ridge height and a new chimney. It is 6.6 metres in depth, 6.4 metres in width with a pitched roof to an eaves height of 3.9 metres and a ridge height of 6.1 metres, together with a new chimney with a height of 6 metres from ground level.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

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

5 Statutory and Non Statutory Consultations

Development Engineer - Highways

No adverse comment.

Coastal Engineering

Response

The Coastal Partnership has no objection to this proposal which includes construction of a first floor extension and rear balcony.

Advice

Please add an informative recommending the applicant ensures residual flood risk is managed on this site by compiling an appropriate flood warning and evacuation plan for the property.

Building Control

The proposal was discussed with Building Control, and confirmation was given that no consultation was required with respect to the new chimney.

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: 6

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 effect on the character of the promenade
- (iii) Effect on neighbouring properties
- (iv) Flood issues

- (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 control criteria.

- (ii) Appropriateness of design and effect on the character of the promenade

7.3 The proposal is to create first floor accommodation to the rear of the property which

faces the public promenade and would be visible from this aspect and partially visible from Southwood Road. Recent works to improve the sea defences have diminished the open view and the proposal seeks to improve the southern outlook of the property, without adding to the footprint. Whilst it could be argued that the design is in contrast to the original dwelling, given the diverse nature of the surrounding properties, it is judged appropriate in context to the main building, meeting the requirements of policy CS16 of the HBLP (Core Strategy) and is considered to be acceptable. It is therefore deemed there would be no adverse impact on the existing streetscene, the character of the promenade or the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.4 The proposal would be visible from all neighbouring properties due to the nature of the scheme and the open aspect of the site. However, it does not extend beyond the side or rear elevations of the property or the building line of the properties immediately adjacent to the site, maintaining the 2.8 metre gap to the western boundary and the 3 metre gap to the eastern boundary, with this property set at a slightly higher level than the application site. The pitched design of the roof minimises the mass.
- 7.5 There are only two small high level rooflights on each side of the extension and due to Permitted Development rules (GPDO 2008 & 2015) any future additional windows in the side roofslopes of the extension would have to be obscure glazed and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, to alleviate the possibility of overlooking. The inset balcony does not extend beyond the rear elevation of the existing dwellinghouse with the access doors 1.5 metres in from the balustrade. It is considered this design will ensure that the development does not allow for unacceptable levels of overlooking and loss of privacy to neighbouring dwellings. It is noted that there are significant views in to the application site and neighbouring properties from the beach and other balconies. Reduced privacy is therefore an accepted characteristic of the area.
- 7.6 No objections have been received with respect to the scheme and it is therefore considered that the proposal would not lead to any loss of light, overlooking, or appear overbearing and have negligible impact on the properties immediately adjacent to or opposite the application site, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Flood issues

- 7.7 The site is within Flood Zone 3, however the proposed development is to extend the property at first floor level including the provision of a balcony, and will therefore not put the occupiers or employees of the emergency services at any additional risk in the event of a flood. The agent has submitted a flood risk assessment to confirm that appropriate flood risk measures have been considered. The development therefore meets the requirements of policy CS15 of the Havant Borough, Local Plan (Core Strategy).

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00818 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The external materials used shall match 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 Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statement 1.

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

Location plan

Block plan

Flood risk assessment dated 25/08/15

Drg No. 8102.15 Existing and proposed floor and elevations plan, proposed roof and section plan.

Reason: - To ensure provision of a satisfactory development.