
Site Address: 27 Sandy Beach Estate, Hayling Island, PO11 9RG
Proposal: Creation of second floor to form sun room and terrace, change to balcony railing at first floor and change to external materials to include render and cladding.
Application No: APP/16/00164
Applicant: Mrs Hailstones
Agent: Mr Bessant
Ward: Hayling East

Expiry Date: 12/04/2016
Team: Team 1
Case Officer: Emma Chisnall

Jimmy Bessant Architecture

Recommendation: **GRANT PERMISSION**

1 Site Description

27 Sandy Beach Estate is a detached 2 storey house constructed of red brick walls with an asphalt flat roof. The dwelling is on level ground and has a moderate sized amenity space to the front which is hard-surfaced for the provision of parking two cars. There is evidence that a side extension was added to the dwelling in the past which involved converting the garage into a living space. The boundary to the front of the dwelling is 0.5m brick left open at either end for car access to the front.

The rear amenity space is adequate in size and fully hard-surfaced with paving and gravel. The boundary around the rear of No 27 is 2m high fencing and there is evidence of large developments to the rear of the neighbouring dwellings along Sandy Beach Estate Road.

2 Planning History

None relevant

3 Proposal

Creation of second floor to form sun room and terrace, change to balcony railing at first floor and change to external materials to include render and cladding. Sunroom to measure 2.5m high, 3.3m deep and 6.1m wide. The terrace boundary to measure 1.8m high, 3.2m deep and 6.1m wide.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS15 (Flood and Coastal Erosion)

CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None

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: 9

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
- (iv) Flooding

(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. The proposal will involve the installation of a sun room on top of the existing roof with a terrace. Within the estate there are examples of similar development that has been carried out.

(ii) Impact upon the character of the area

Sandy Beach Estate is an enclosed estate not viewable from the main streetscene and all dwellings have access to private shared amenity space located in the middle of the estate.

Cladding is a dominant and popular material to use within Sandy Beach Estate and there are multiple examples of this material being used for neighbouring dwellings. It is especially common in dwellings that are located near water as it is able to withstand most damage from weathering. It is considered this material would look in keeping within the estate and would complement and enhance the existing dwellings

appearance.

The existing balcony is a metal open design and it is considered that the proposed design to alter this to a mix of glass and steel will enhance the current appearance of the dwelling and give the dwelling a modern appearance, similar in design to neighbouring properties.

Visually the appearance of the sun room and terrace would not detract character from the dwelling. This type of development is typical in Hayling Island and the existing estate boasts examples of this on neighbouring properties. These examples would help ensure the proposed works look in keeping with the existing area and not out of place.

(iii) Impact upon residential amenity

The proposed sun room extension would measure 2.5m high and be set away from the existing side elevations by approx 2.5m-3m. No new windows are proposed on either side elevations and it is considered that due to these measures that the proposed roof extension should not impact the amenity of either neighbour at 26 and 28 Sandy Beach Estate. Due to the height and position of the extension on the roof the proposed development should not impact light levels.

Improvements have been made to the roof terrace to ensure the neighbouring dwellings amenity is protected by including 1.8m obscure screening on the side elevations of the terrace and reducing the depth by 2m so the terrace is set back on the roof preventing any over-looking or loss of privacy.

(iv) Flooding

Due to the position of the proposed extension on the roof and the size proposed it is not considered this should impact flooding and therefore no additional information is required.

8 Conclusion

No 27 Sandy Beach Estate has adequate amenity space for the proposed extension and material changes. The space available should ensure that there is no loss of amenity space to the immediate neighbours nor a negative impact on 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/16/00164 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:

Proposed Site and Location Plan: Drawing Number -01 Revised A

Proposed Plans and Elevations: Drawing No -03 Revised A

Existing Plans and Elevations: Drawing No -02

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable excluding the proposed Marley Eternit Weatherboard colour grey which is to be used on the existing first floor and proposed sun room extension.

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 The second floor roof terrace hereby permitted shall not be brought into use unless and until the south and north screens shown on Drawing No. 03 Rev A have been provided with the obscure glazing panels fitted with an obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.