
Site Address:	Samphire House, 17 Seafarers Walk, Hayling Island, PO11 9TA		
Proposal:	Two storey rear extension with alterations to north west side elevation.		
Application No:	APP/14/00911	Expiry Date:	23/04/2015
Applicant:	Mr D Robins	Team:	Team 1
Agent:	Mr B Bowhill	Case Officer:	Steve Weaver
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site consists of a large plot consisting of a two storey detached property with driveway to front and double garage to side attached by side extension. The property is of traditional design and character and brick and tile finish, located within a generous plot at the east end of the north side of Seafarers Walk, a lengthy cul-de-sac accessed off the east end of Sandy Point Road. Boundary treatment to the site comprises hedging and fencing. To the north, south and west the area is predominantly characterised by low density residential development of a broadly similar character. To the east is the RNLI Hayling Island Lifeboat Station and beyond this is the western shoreline of Chichester Harbour. The site lies within the Chichester Harbour Area of Outstanding Natural Beauty (AONB) and adjacent to a Site of Important Nature Conservation (SINC). A group of trees at the front of the site are subject of an Area Tree Preservation Order (TPO), with further trees within the adjoining RNLI site being subject of individual TPOs.

2 Planning History

APP 13/00075 Permission granted for part single storey and part two storey extension with an associated decking area, and a car port extension to the existing garage at the site. This was constructed and lies within the eastern part of the site.

3 Proposal

The proposal is for a two storey rear extension located to the north west corner of the building, its western wall aligning with the chimney projection on the existing west elevation. As originally proposed the extension was to be 4.8m deep x 5.3m wide, with a gabled rear roof form and extensive glazing to the north (rear) elevation. Following amendment the size of the extension has been reduced to 3.6m deep x 5.3m wide, and has a hipped roof form with less overt window detailing to the rear elevation.

A further matter picked up in the course of the application was the introduction of a new first floor side elevation window to serve an ensuite bathroom - this was added to the description and due publicity given. (NB An additional window is also shown to be provided at ground floor level in the west side elevation of the existing dwelling, however this constitutes 'permitted development' and is not considered further in this report)

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Havant Borough Local Plan (Core Strategy) 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)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) 2014

Urban ()
Area
Boundaries
and
Undeveloped
Gaps
between
Settlements

Havant Borough Design Guide SPD 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

Extension not sub-ordinate to width/side (west) wall of original house and glazing too expansive/overdominant at first floor level not in accord with guidance for extensions published in AONB's supplementary planning guidance. Recommend refuse.

Comment: Plans have been amended to reduce size of extension by 1m, introduce a hipped roof and reduce dominance of windows on rear elevation.

Development Engineer

No objections

Hampshire Biodiversity Information Centre

Refers to protected species within 50m.

Comment: The application relates to an area of the site closely related to the existing dwelling and already partly overlain by timber decking.

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: 4

Number of site notices: N/A

Statutory advertisement: N/A

Number of representations received: 1

Summary: One objection received citing:

- Flood risk- increase in bedrooms and number of inhabitants at risk from flooding in Flood Zone 3.
- Overbearing impact and loss of light/ overshadowing to number 15
- Overlooking and loss of privacy from large rear windows to number 15, and western elevation window.
- Impact of foundations for extension on adjacent property

Comment: These objections are addressed in the main body of the report, with the exception of the latter point which is not a material consideration for a planning application and is instead covered under the Building regulations and/or Party Wall Act procedures.

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 AONB
- (iii) Impact on neighbouring residential amenity
- (iv) Impact on TPO trees
- (vi) Flood risk

(i) Principle of development

7.2 The application site lies within the built up area in a locality characterised by light density residential development. As such there are no objections in-principle to householder extensions to properties in this context.

(ii) Appropriateness of design and impact on AONB

7.3 The proposed extension is two storey in scale, set to the rear of the dwelling and thus will not occupy a prominent position in views from the public domain. In general design terms, the extension has a ridge height set down from that of the main house and has, following amendments sought in the life of the planning application, a hipped roof form. Whilst it will project beyond the existing rear elevation of the dwelling by 2m a substantial garden area will remain such that the proposal is not considered to represent an overdevelopment of the site. Its projection beyond the main side wall of the dwelling by approximately 900mm nevertheless accords with the existing chimney stack projection, and is considered acceptable. In more detailed design terms the extension can be constructed in materials and with detailing to match the existing

dwelling; furthermore the large windows originally proposed to the rear elevation have been amended to be less assertive in visual terms and more in keeping with those found on the existing dwelling.

7.4 The window proposed to the side first floor elevation has a very modest impact upon the character of the property given its size, siting and design.

7.5 Overall, the extension is considered to be an appropriately subservient and complementary addition to the dwelling in design terms which, following amendment, will not have a detrimental impact on the character and appearance of the application site, AONB or wider locality. As such it is considered to accord with criteria 1(a) and (c) of Policy CS16 of the Local Plan 2011.

(iii) Impact on neighbouring residential amenity

7.6 Following amendment, the extension is proposed to be approximately 3.6m in depth and 5m high to eaves, and will lie to the north west of the existing dwelling. As such the principal property affected by the proposed works is the adjacent neighbour at No.15 Fishermans Walk (the only other neighbour to the rear, Winners, being over 25m distant from the work). No.15 was visited during the course of the application, at which time it was noted that the shared boundary features little natural screening, and a rear decked area extending out from No.15's rear lounge would be the principal area impacted by the bulk of the new extension. That said, the extension will lie some 2.5m - 3m off the boundary, broadly aligned with the rear building of No.15 at this point, and the angled siting of Nos 15 and 17 relative to one another, coupled with the breadth and generous outlook available to the north from No.15's garden means that the additional building bulk of the reduced size scheme will not be so overbearing to that property to warrant a refusal of the application. The extended property at No.17 would still retain a distinct detached character and allow light to reach the rear windows of number 15.

7.7 With regard to overlooking issues, the rear windows at ground and first floor level in the proposed extension would principally face over the host property's own garden. Amendments to the scheme have been secured to reduce the overtness of glazing in the rear elevation, and the resulting scheme is not considered to create overlooking into any sensitive private rear amenity areas of number 15's garden. Any view that would be provided by the windows would be of a limited rear section of number 15's garden and this is not considered to be detrimental to privacy to an unacceptable degree.

7.8 With regard to the first floor side elevation window, this lies within part of the property opposite the flank elevation of No.15, which features a ground floor secondary window in the through lounge. Subject to appropriate conditions requiring the window to be obscure glazed and with any opening to be no less than 1.7m above floor level, no detriment will be caused to the amenity of the occupiers of No.15 by this new opening.

7.9 The proposal is therefore considered to be acceptable in terms of impact on neighbouring residential amenity and the proposal is considered to accord with criterion 1(e) of Policy CS16 of the Local Plan 2011.

(iv) Impact on TPO trees

7.10 The proposal is set a significant distance away from the group TPO to the front of the

property and the TPOs on the adjacent RNLI Lifeboat site.

- 7.11 As such it is not considered that the foundations of the proposed extension, should it be constructed would harm the health of TPO trees.

(vi) Flood Risk

- 7.12 The application site lies within the Environment Agency's identified Flood Zone 3. There is no in-principle objection to household extensions within such areas provided due regard is had to flood risk issues in the design of the scheme. In this case the application has been submitted with a flood risk assessment which confirms that finished floor levels are to be set no lower than those existing and these details are considered to create satisfactory flood resilience to meet the requirements of Policy CS15 of the Local Plan and the NPPF. As such the proposal is considered acceptable in terms of flood risk.

8 Conclusion

- 8.1 The proposal is considered to meet the requirements of the policies outlined in section 4 and as such is recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00911 subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external materials to be used shall match in type, colour and texture those on the existing building.
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 2012.
- 3 The first floor ensuite bathroom window shown in the west elevation of the plans hereby approved shall:-
 - (i) be and remain 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; and
 - (ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.
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 2012.

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

Site & Location Plans 729/11

Proposed Elevations 729/09 Revision B

Proposed Floor Plans 729/08 Revision B

Flood Risk Assessment dated 18 September 2014

Arboricultural Impact Appraisal and Method Statement dated April 2013

Reason: - To ensure provision of a satisfactory development.