
Site Address:	30 Sandy Beach Estate, Hayling Island, PO11 9RG		
Proposal:	New ground floor single storey extension to front elevation, enlarging of existing openings to rear and new solar panels to roof.		
Application No:	APP/14/00804	Expiry Date:	01/10/2014
Applicant:	Mrs Phillips	Team:	Team 1
Agent:	Mr Brown	Case Officer:	Daniel
	Dwell Design		Gender-Sherry
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

Sandy Beach Estate is characterised by an eclectic mixture of flat roof and hipped roofed detached two storey dwellings, with No.30 being the last in a run located at the south eastern point of the estate.

Immediately south of No.30 sits a two storey block of flats topped by a hipped roof and constructed of red brick, contrasting with No.30 which is entirely rendered incorporating a flat roof.

All dwellings in Sandy Beach Estate front a large grass common, with No.30 backing onto open land currently designated both a SSSI (Site of Special Scientific Interest) and AONB (Area of Outstanding Natural Beauty).

2 Planning History

None Relevant

3 Proposal

This application seeks permission for a single storey extension at ground floor level to the front elevation and for the addition of solar panels to the roof.

4 Policy Considerations

National Policies

The National Planning Policy 2012

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environment Agency, Planning Liaison - South Downs

No objection was raised

Development Engineer

No objection was received

FAO Ms L Park / Mr S Lawrence, Chichester Harbour Conservancy

No objection has been raised

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: 3

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 on neighbour amenity
- (iii) Impact on the character and appearance of the immediate area
- (iv) Impact of proposed solar panels

(i) Principle of development

The site lies in the built up area of Havant where development is normally permitted subject to compliance with the Development Plan and any other material considerations.

Consideration is given to the material fact that these works are to facilitate the improved living standards through the adaptation of the dwelling for due to the occupier having a disability.

(ii) Impact on neighbour amenity

There are no new windows proposed in either side (north/south) elevation and therefore the level of privacy afforded to neighbours will remain constant. Additionally the proposed extension is located to the front of the dwelling, thereby minimising any harm to the immediate neighbours.

(iii) Impact on the character and appearance of the immediate area

While there is a clear distinct, and prominent character associated with this row of dwellings and the proposal seeks to project forward of the existing established building line, it is considered that the works proposed to the front elevation are of reasonable scale and cause minimal harm to any neighbouring properties including the wider area. Combine this with the fact that No.30 sits in the corner of the estate and the impact is lessened further still.

In the pre-app advice it was stated that the proposed ground floor windows on the front (west) elevation should match the existing to bring some uniformity with the rest of the estate; this has not been followed as full length windows have been proposed. It is noted the reason is to provide maximum light to the occupier, and as stated above these works are design to allow someone with a disability to remain at home. With this in mind it is considered that due to the corner, end of row location that any harm to the character of the immediate area would be minimal and subsequently acceptable.

It is noted that this application site lies within flood zone 3 and has appropriately been accompanied by a flood risk assessment stating that floor levels within the proposed development will be set no lower than existing and that the development will be flood proofed where appropriate.

(iv) Impact of proposed Solar panels

Solar panels are proposed for the roof of this dwelling. In principle this is acceptable however there is limited information relating to this element of the proposal and therefore it is assumed that they will remain entirely hidden and out of view from all ground level viewpoints. There is a parapet wall enclosing the roof making the previous statement possible, however it is considered that this should be ensured by way of condition which will be duly attached to the decision notice.

8 Conclusion

It is considered that the proposals will afford the occupier an increased level of living through the alternations without significantly causing harm to the surrounding area or external appearance of the dwelling. As stated above the solar panel element will be conditioned due to a lack of information. Notwithstanding this condition is it considered that this proposal is acceptable and therefore it is recommended that permission be granted.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00804 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed site location plan, drawing number (pl)04 received by the Council 30th July 2014

Proposed ground floor plan, drawing number (sk)01 received by the Council 30th July 2014

Proposed plans, drawing number (pl)04 received by the Council 30th July 2014

Reason: - To ensure provision of a satisfactory development.

- 4 Installation of the solar panels hereby permitted shall not commence until a specification of the types, positions and heights of all solar panels have been submitted to and approved in writing by the Local Planning Authority. The solar panels shall be constructed in accordance with the details approved.

Reason: In the interests of the amenities of the locality and having due regard to policy CS16 of the Havant Borough Core Strategy 2011.