
Site Address:	2 Selsey Close, Hayling Island, PO11 9SX		
Proposal:	Proposed front porch and rear extension. Replacement window configuration to front.		
Application No:	APP/14/00513	Expiry Date:	11/07/2014
Applicant:	Mr D Rule	Team:	Team 1
Agent:	Mr P White	Case Officer:	Stephen Andrews
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application property is a two storey detached house located on the south side of Selsey Close. The dwelling has an attached garage to the side with on site parking in front and a detached outbuilding to the rear, currently used as a home office.

The immediate area is residential in nature and whilst there is some variety in property style this side of Selsey Close, extending into Earnley Road, is characterised by similar style 1960/70's detached dwellings.

2 Planning History

None

3 Proposal

Planning permission is sought for a single storey rear extension 3m in depth, 7.3m in width, 2.4m to eaves height and 3.6m to ridge height. The proposal includes a new front porch 2m in width, 1.8m in depth and 2.5m in height. In addition there would be a reconfiguration of the first floor windows in the front elevation.

4 Policy Considerations

National Policies

National Planning Policy Framework, 2012

Technical Guidance to the National Planning Policy Framework, 2012

Core Strategies 2011 forming part of the HBLDF

CS15 (Flood and Coastal Erosion)

CS16 (High Quality Design)

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

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 character and appearance of area
- (iii) Impact on neighbouring residents
- (iv) Flood Risk

(i) Principle of development

The application site is located within the settlement area of Hayling Island where the principle of development is acceptable subject to the detailed considerations below.

(ii) Effect on the character and appearance of the area

The development proposes a single storey rear extension which would not be visible from the public domain. As such this aspect of the development would have no impact on the character and appearance of the area.

The development includes a new porch and reconfiguration of the windows at first floor level in the front elevation. It is considered that this aspect of the development is minor in scale and would be reflective of similar works to dwellings in the immediate area. It is therefore considered that this part of the development would be in keeping with the general character and appearance of the area.

The development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy March 2011.

(iii) Impact on neighbouring residents

Due to the single storey nature of the extension, its depth of 3 metres (identical to adjoining neighbour 16 Earnley Road) and existing built form and boundary screening; it is not considered that the development would have an unacceptable impact on the amenities of any of the adjoining neighbours.

The revised windows in the front elevation and new front porch due to their scale and distance from neighbouring dwellings would also not result in unacceptable harm to neighbour amenity.

The development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy March 2011.

(iv) Flood Risk

The application site is included with Flood Zones 2 and 3 the site therefore has a high risk of flooding. The Technical Guidance to the National Planning Policy Framework, 2012 identifies dwellinghouses as vulnerable uses, therefore in accordance with Table 3: Flood risk vulnerability and flood zone 'compatibility' of this document development should only be approved if the Exception Test is passed.

However, paragraph 104 of the National Planning Policy Framework states *"Applications for minor development and changes of use should not be subject to the Sequential or Exception Tests but should still meet the requirements for site-specific flood risk assessments."*

The Environment Agency provides a standard form to be completed by householders within Flood Zones 2 and 3 and this form subsequently becomes the Flood Risk Assessment. The applicant has completed this form and has stated that it is intended that:

- 1) Proposed floor level will be min. 150mm above ground level to both porch & extension.
- 2) dpc tray set at 300mm above ground level will be install to all external walls.
- 3) New soakaway is to be install in rear garden to take extension only, with the main house connect to the existing sewer.
- 4) A non return value / anti flood value will be fitted on the new foul drainage to eliminate any back flow as a result of flooding.
- 5) New aco channel to be fitted to the front of the existing garage and connected into the existing storm sewer.

It is considered that the above flood mitigation measures suitably protect the existing dwelling and proposed extension from unacceptable flood risk. These measures will be secured by planning condition.

Therefore having regard to the above information it is considered that the applicant has suitably demonstrated that the proposal would not result in increased risk from flooding and would not affect the capacity of the flood plain. The development would accord with the principles of policy CS15 of the Havant Borough Core Strategy March 2011 and the requirements of the National Planning Policy Framework 2012 and the supporting Technical Guidance.

8 Conclusion

- 8.1 It is considered that the development is acceptable in principle and would not result in unacceptable harm to the character and appearance of the area or neighbour amenity and would not cause an increased risk of flooding. It is therefore recommended that planning permission be granted.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to

GRANT PERMISSION for application APP/14/00513

(A)

(B) 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:

Location Plan 1:1250 as shown on Existing Plans & Elevations Plan Stamped 14 May 2014

Site Plan 1:500 as shown on Existing Plans & Elevations Plan Stamped 14 May 2014

Proposed Plans & Elevations Plan Stamped 14 May 2014

Reason: - To ensure provision of a satisfactory development.

- 4 The development hereby approved shall be built in accordance with the following flood risk measures:

1) Proposed floor level will be minimum 150mm above ground level to both porch & extension.

2) dpc tray set at 300mm above ground level and to be installed to all external walls.

3) New soakaway is to be installed in rear garden to take extension only, with the main house connected to the existing sewer.

4) A non return value / anti flood value will be fitted on the new foul drainage to eliminate any back flow as a result of flooding.

5) New aco channel to be fitted to the front of the existing garage and connected into the existing storm sewer.

Reason: To ensure that the development does not cause an unacceptable flood risk to occupants of the existing dwelling or neighbouring properties in accordance with policy CS15 of the Havant Borough Core Strategy March 2011 and the National Planning Policy Framework 2012.