
Site Address:	Cockle Rythe, Marine Walk, Hayling Island, PO11 9PQ		
Proposal:	Two storey side extension.		
Application No:	APP/13/00513	Expiry Date:	23/07/2013
Applicant:	Mr & Mrs Davison	Team:	Team 1
Agent:	Mr Davison	Case Officer:	Stephen Cantwell
	iDraw Limited		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

House within a loose knit of ribbon development with coastal views, facing north onto open land between Marine Walk and the harbour. House is of traditional design early 20th Century and has spacious front lawn with much parking space and a profound stagger in position relative to neighbours, which affords particular spaciousness and separation here. Low wall to frontage and some shrubs but open to view.

2 Planning History

06/63000/001 - Side extension: Approved 2006 (other side of building) - implemented

3 Proposal

To construct a two storey side extension on the west side of the building, with single storey eaves to the front and catslide roof but taller to the rear. The extension would also contain a dormer window to light an additional first floor room, shown as a dressing room and two small port-hole windows to the side.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

- | | |
|------|---|
| 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) |
| DM9 | (Development in the Coastal Zone) |

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy: No objection, modest, sympathetic proposal, would not harm AONB

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: 5

Statutory advertisement: Not applicable.

Number of representations received: None

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**

The site is outside the identified urban area but among a ribbon of development which becomes progressively more loose as it progresses eastward. It is also in the coastal zone and flood risk area. However, a domestic extension is acceptable in principle, provided that it does not harm the character of the rural coast/setting of the adjacent AONB (DM9, CS12), is safe and resilient in terms of flood risk (CS15) and not harmful to ecology in the nearby SSSI (CS11). These policies are consistent with the national policy document NPPF 2012.

(ii) **Impact on surroundings**

At this point in Marine Walk, the mixture of houses and chalets gives way to a greater proportion of bungalows and looser knit of development, creating a more spacious appearance than the area to the east. In particular, Cockle Rytte is set deep into its plot and well behind (south) of its neighbouring house to the west. This relationship is such that the proposed extension, whilst coming close to the west boundary, will not harm the spaciousness and visual separation between dwellings which is important in the coastal character here. Furthermore, the long roofslope to the front of the proposed extension would be subordinate to the existing building, avoiding an excessive mass. The front dormer does not intrude into this. To the rear the development would be screened from distant views by other housing. There is adequate space for driveway and garage parking.

(iii) **Impact on neighbours** (Policy C16)

No impact to the east as the new development would be screened by the existing dwelling.

To the west the neighbouring garden is compartmentalised by tall, evergreen trees and shrubs, dividing its drive from its garden. From the rear garden the proposed extension would only be glimpsed in places, with no direct line of sight from the proposed front dormer window. The existing side window (clear glass) would be removed and new first floor windows on the proposed side wall would be small and obscure glazed; a condition could be used to control sill heights and openability. PD restriction is needed to control the insertion of future

windows. No risk of overbearing impact here due to the separation between buildings and screening in the neighbour's garden

(iv) **Control of flood risk**

In order to meet standing advice of the Environment Agency, the applicant has confirmed that floor levels will be no lower than the existing; the ground floor is a garage where resilience against flood damage can be met by the choice of wall finishing (avoiding plastering down to floor level). The modest amount of additional floor space is at first floor level.

(v) **Ecology/SSSI**

The site is not within the SSSI nor accessed through it. There is space for storage of materials within the curtilage. The extension would occupy an area of existing hard-surfacing with no or negligible loss of vegetation and no nearby trees.

8 **Conclusion**

The proposal is acceptable subject to conditions regarding materials, control of windows to avoid future loss of neighbouring privacy, floor levels (flooding) and an informative regarding the storage of materials within the site.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00513 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, unless agreed otherwise in writing by the Local Planning Authority.
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 side facing first floor windows in the west elevation of the extension hereby approved shall be permanently and entirely glazed 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. They shall also either be permanently unopenable or shall have a minimum sill level of at least 1.7m above internal floor level.
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 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows, doors or other openings shall be constructed within the west side elevation of the extension hereby approved at first floor level or above without the prior written approval of the Local Planning Authority.

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.

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

12.059.100 - Location Plan

12.059.101 - Proposed Block Plan, Elevations and Floor Plans

Reason: - To ensure provision of a satisfactory development.