
Site Address: Samphire House, 17 Seafarers Walk, Hayling Island, PO11 9TA
Proposal: Part single storey, part two storey side extension with associated decking and extension car port to existing garage.
Application No: APP/13/00075 Expiry Date: 08/07/2013
Applicant: Mr D Robins Team: Team 1
Agent: Mr B Bowhill Case Officer: Richard Nash
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a large detached two storey dwelling with detached garage, both 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

None relevant

3 Proposal

The current application proposes the construction of a 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.

4 Policy Considerations

National Policies

National Planning Policy Framework

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)
- DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Listed Building Grade: Not applicable
Conservation Area: Not applicable

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy:

No objection, but request that the following matters be negotiated if possible:
Sample/schedule of materials to be agreed prior to construction including colour of the proposed weatherboarding; Flue to be painted black within 1 month of installation.

Development Engineer:
No adverse comments.

Arboriculturalist:

Following the provision of additional requested information: Satisfied with the justification laid out in the Arboricultural Impact Appraisal and therefore no objection.

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

Number of site notices: Not applicable

Statutory advertisement: Not applicable

Number of representations received: Nil

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 application site and locality
- (iii) Impact on Protected Trees, AONB and Biodiversity

- (i) Principle of development

It is considered that the provision of extensions to a dwelling of this scale and character, and in this location, would be acceptable in principle.

- (ii) Impact on application site and locality

The proposals would constitute a quite significant addition to the existing dwelling and garage. However, given the scale of these existing buildings and the site as a whole, the development would appear as a subservient and complementary addition. The main bulk of the proposal would 'fill in' between the existing dwelling and detached garage and the impact of the proposal on external amenity space would therefore be limited. This section of Seafarers Walk is a private road, but in any case views of the proposal from the road would be limited to the very end section of the cul-de-sac, at a

distance of approximately 10 metres, and within the context of the existing dwelling and garage and protected trees. It is therefore considered that the proposals would not have a detrimental impact on the character and appearance of the application site or wider locality, provided that suitable materials were used in their construction. The siting of the proposals is such that they would be unlikely to result in any material impact on the amenities of occupiers of neighbouring residential properties.

(iii) Impact on Protected Trees, AONB and Biodiversity

An Arboricultural Impact Appraisal and Method Statement has been submitted with the application and the Arborist has confirmed that this is acceptable. The site lies within the Chichester Harbour AONB and a SINC adjoins the north east corner of the site, approximately 45 metres from the proposed development. The Chichester Harbour Conservancy Board have not objected to the proposal, subject to conditions relating to materials and finishes.

8 Conclusion

The proposed extension, associated decking area and car port would be acceptable in principle and would not have a detrimental impact on the character and appearance of the application site or wider locality, the amenities of occupiers of neighbouring residential properties, protected trees, the AONB or biodiversity interests. The planning application should therefore be approved.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00075, 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 development hereby permitted shall be carried out in accordance with the following approved plans:

729/03 Revision A (Proposed Floor Plans)
729/04 (Proposed Elevations)
729/05 (Site and Location Plans)
Arboricultural Impact Appraisal and Method Statement prepared by Technical Arboriculture Limited (received by the Council on 13 May 2013 and supplemented by the e-mail received by the Council on 12 July 2013)

Reason: - To ensure provision of a satisfactory development.
- 3 Construction of the development hereby permitted shall not commence until samples and details of all external facing and roofing materials, including those of the proposed flue, shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall

be used in carrying out the development.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 Tree protection shall be carried out in full accordance with the Arboricultural Impact Appraisal and Method Statement prepared by Technical Arboriculture Limited (received by the Council on 13 May 2013 and supplemented by the e-mail received by the Council on 12 July 2013). All measures forming part of such approved specification shall be undertaken and fully adhered to at all times. Any tree which is shown for retention in that document but which is nevertheless seriously damaged during that implementation shall be replaced within 6 months of the occurrence of such damage by another of the same species in the same position, unless the Local Planning Authority gives prior written approval for any variation.

Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.