

DELEGATED OFFICER REPORT

Site Address: 14 Warren Close, Hayling Island, PO11 0HP
Proposal: Single storey side and rear extension with alterations to existing raised patio.
Application Type: Full Planning Permission
Application No: APP/25/00455 Expiry Date: 01/08/2025
Applicant: Mr Mckenzie
Agent: Mr Hindle Case Officer: Jennie Fox
 BjH Property Services
Ward: Hayling West

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 14 Warren Close is a detached two storey dwelling at the south-west end of Warren Close. The site slopes down from the road so that whilst the entrance door threshold is just above ground level the rear terrace is approximately 0.8 above ground level. The main dwelling is finished in cream render with stone effect panels to the front and side with white cladding and a small amount of brickwork to the rear. The property has been previously extended to the side and rear at single storey with materials to match at the front and brick at the back. The main house has a gable ended concrete tile roof whilst the extension roof is flat, and the fenestration is white uPVC. The frontage has been block paved to provide parking and the main entrance to the house is to the south elevation, accessed via a path from the driveway that leads on to the rear garden. The south boundary is angled so that the garden widens to the rear, being approximately 17.5m in length and 35m wide at the west and rearmost boundary. There is a post and rail fence to this boundary with views to open fields beyond. To the north the boundary is a mixture of brick and stone wall, to a height of approximately 2m, and mature hedge planting. To the south the boundary is a mixture of 2m high close-boarded fencing and hedge planting.
- 1.2 The area surrounding the application site is residential to the south and east. Immediately to the west there are open fields with Sinah Warren Hotel beyond. To the north is the coastline of Sinah Lake. Part of the garden of the site is within Flood Zone 2.

2 Planning History

99/64681/000 - Two storey front and first floor side extension, REF,26/11/1999

3 Proposal

Single storey side and rear extension with alterations to existing raised patio.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Jonathan Hulls

No comments received.

Councillor Paul Gray

No comments received.

Councillor Wilf Forrow

No comments received.

Langstone Harbour Board

No comments received.

Principal Ecologist, Planning Policy Team

The field to the rear is included within the Solent Waders & Brent Goose Strategy (Site H31A, a Secondary Support Area). I don't think that there's a significant risk of impact from construction activities, but I would suggest that it would be worth having a CEMP condition just to ensure that there is consideration of potential noise and visual disturbance impacts on wintering bird species.

Prior to the commencement of development activities, a Construction Environment Management Plan (CEMP) shall be submitted to an approved in writing by the Local Planning Authority. The CEMP shall include, but not necessarily be restricted to: details of all measures to avoid the potential impacts of noise and visual disturbance on wintering bird species associated with the Chichester & Langstone Harbours Special Protection Area (SPA) and Chichester Harbour Site of Special Scientific Interest (SSSI).

Reason: to provide ecological protection in accordance with the Environment Act 2021, Conservation Regulations 2017, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011.

Officer Comment

The recommended condition has been agreed with the applicant and agent.

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: 6

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Comment relates to concerns that the application form was not completed correctly.	The removal of non TPO trees outside of a Conservation Area is not a planning matter and does not constitute a commencement of works. The applicant has provided additional information on the parking and site boundary. When a site visit was made the garden was neither overgrown nor appeared to contain any mature tree or shrub planting beyond what might be expected within a domestic setting, however the Council's Principal Ecologist was consulted and has provided comments.

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 the character of the area
- (iii) Effect on neighbouring properties
- (iv) Parking provision
- (v) Flood Risk
- (vi) Impact on local ecology
- (vii) Biodiversity Net Gain (BNG)

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

- 7.3 The proposal comprises a single storey side and rear extension that would be accessed internally from the existing entrance hall of the host dwelling and would contain a study, a small W.C., and an additional bedroom with en-suite. An addition to the existing raised patio is proposed to infill the gap to the proposed extension.
- 7.4 The proposed single storey extension would be set at an angle to the host dwelling and would have a frontage level with the existing front door, approximately 3.6m back from the main front wall. Across the front the extension would be approximately 2.5m wide, retaining an approximately 1m separation gap to the south boundary. At the rear it would extend approximately 7.5m beyond the existing side wall and 4.7m beyond the rear wall. However, as the proposed extension would be angled the actual addition would be approximately 6m wide and 11.6m in length, with a maximum height of 4m, as measured from the lowest adjacent ground level to the flat roof at the rear. This would be similar in height to the existing rear and side extensions. At the front the roof would have a small false pitch to more closely match the appearance of the host dwelling, to approximately 3.3m in height. As the proposed extension would be well set back, and due to the orientation of the site, it would not be immediately visible from the street and would maintain a subservient relationship with the main house. The proposed single storey extension is therefore considered to be acceptable.
- 7.5 The proposed addition to the existing patio would consist of extending the rear wall, including in-built planters approximately 4.5m to the south to meet the side wall of the proposed single storey extension. The proposed addition would be of the same height and materials as the existing patio and would not be visible from the public realm. The proposed patio addition is therefore deemed to be acceptable.
- 7.6 The materials proposed are render, white uPVC, and a combination of concrete roof tiles and flat roofing which would match the host dwelling and are therefore considered to be acceptable. The extension to the patio would also match the existing and is likewise considered to be acceptable.
- 7.7 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.8 To the south-east is No.15 Warren Close, a two storey detached property set at a right angle to the host dwelling. No.15 has previously been extended at first floor to the west elevation with a timber balcony accessed from a bedroom, and also has secondary west facing access doors to a dining room under the balcony, with main doors facing south to the private garden. The balcony partially overlooks the application site with views to the fields beyond. At ground floor the two properties are well separated by a 2m high wall and fencing, and by mature boundary planting. The proposed single storey extension would be set away from the shared boundary by approximately 1m at the front and 3m at the rear, well away from the existing screen planting. There are three south facing windows proposed serving a study, W.C. and en-suite shower room, however as the proposal is at single storey only these would be obscured from view by the existing boundary treatment. The proposed patio addition would be set behind the proposed extension and would not be visible from this property. The impact to No.15 is therefore considered to be limited and acceptable.

- 7.9 No.13 Warren Close lies to the north of the application site. Whilst a north-west facing door is proposed to the single storey extension, the proposals would be at least 12m from the shared boundary with No.13 and the proposed doors would be approximately 14m away. Moreover there is an unusually high boundary treatment running adjacent to the patio, consisting of a wall with trellis fencing over, such that the patio area and proposed extension would not be visible from this property. Given the separation distance and existing screening, the impact to No.13 is considered to be limited and acceptable.
- 7.10 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Parking provision

- 7.11 The proposals would increase the number of bedrooms from three to four and therefore sufficient parking for three vehicles is required. The agent has provided a parking plan as well as photographs indicating that three vehicles can be accommodated within the existing driveway, thereby meeting the requirements specified in the Havant Borough Council Parking SPD (2016) and in accordance with Policy DM13.

(v) Flood risk

- 7.12 The application site is partially within Flood Zone 2. The agent has submitted the required Flood Risk Assessment and has indicated that floor levels within the proposed development will be set no lower than existing levels and that appropriate flood mitigation and resilience techniques will be incorporated into the build where appropriate. This is satisfactory in meeting the requirements of Policy CS15.

(vi) Impact on local ecology

- 7.13 Noting the proximity of the application site to open fields and to Sinah Lake, the Council's Principal Ecologist was consulted. The Principal Ecologist concluded that the proposed works were unlikely to create a significant risk, but has recommended that a Construction Environment Management Plan be submitted to and approved by the Local Authority before construction begins on site. This was discussed with the agent and applicant and a condition to this effect has been agreed

(vii) Biodiversity Net Gain (BNG)

- 7.14 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.
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9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/25/00455 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by 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:

Location Plan

Block Plan

Proposed Floor Plans, Elevations, Sections & Notes 03/2526-2A

Flood Risk Assessment

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.

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.

- 4 Prior to the commencement of development activities, a Construction Environment Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include, but not necessarily be restricted to: details of all measures to avoid the potential impacts of noise and visual disturbance on wintering bird species associated with the Chichester & Langstone Harbours Special Protection Area (SPA) and Chichester Harbour Site of Special Scientific Interest (SSSI). Thereafter construction shall be carried out in full accordance with the approved CEMP.

Reason: to provide ecological protection in accordance with the Environment Act 2021, Conservation Regulations 2017, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011. It is considered necessary for this to be a pre-commencement condition as these details need to be agreed prior to the construction of the development and thus go to the heart of the planning permission.