

DELEGATED OFFICER REPORT

Site Address:	Coke Cottage, 56 Station Road, Hayling Island, PO11 0EL		
Proposal:	Proposed rear extension.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00795	Expiry Date:	20/12/2024
Applicant:	[REDACTED]		
Agent:	Mr Dowling Mulberry Architecture Ltd	Case Officer:	Jennie Fox
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Coke Cottage, 56 Station Road, Hayling Island, PO11 0EL is a detached one and a half storey house set at an angle to the north side of Station Road. It has an unusual layout, with a parking area to the south-east and immediately adjacent to Station Road and the main amenity space between the parking area and dwelling, well screened from Station Road by 1.8m high brick walls. There is also a small yard area to the north-west of the dwelling and both the yard and main house and garden are accessed via gates to the south-west boundary. The dwelling is finished in white render with red plain roofing tiles and white upvc windows, which are half dormered at first floor level.
- 1.2 The surrounding area is a mix of residential and commercial buildings in a wide variety of styles. There are modern bungalows opposite the application site and brick and render with concrete tiles, but also a number of older properties in brick and render with slate or plain tile roofs. The application site is not within any designated areas.

2 Planning History

93/53849/001 - Change of use of Stables Workshop & Store to B1 Office use with garage, REF,

93/53849/002 - Change of Use of stables, workshop and store to B1 offices (restricted hours and staff)., PERM,06/01/1994

91/53849/000 - Conversion of redundant workshop, stable and store to one residential dwelling, REF,

APP/14/01228 - Demolition of servicing workshop (Hayden Garage) and construction of 3No. Office units and 5 dwellings, alterations to access and new car parking (approved 20.02.15) . Request to discharge condition No/s 5, 11, 12 and 13 (17.06.16)., PERM,20/02/2015

APP/21/01447 - Prior Approval for development consisting of a change of use of a building from Class E at ground floor level (commercial, business and service) to 1No. dwelling house (Class C3), combining existing first floor resident accommodation into a single dwelling., PAYA,23/02/2022

3 Proposal

Proposed rear extension.

Revised plans were submitted following discussions with the agent.

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

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)

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

None received.

Councillor Paul Gray

None received.

Councillor Wilf Forrow

None received.

Developer Services, Southern Water

Southern Water response dated 14/11/2024

From reviewing the submitted application, if the applicant is proposing to use the existing connection, Southern Water has no objections to the works proceeding.

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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Would like to understand how they propose to build the extension [redacted]. I would also like to understand the proposed finishes on the eastern elevations.	Further clarification was sought from the agent and the design of the east elevation was subsequently revised.

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 and highways
- (v) Amenity
- (vi) 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 is a two-storey rear extension with alterations to the roof that would facilitate additional living space at ground floor and an additional bedroom, bathroom, and en suite at first floor. A minor change to gable the existing porch roof is also proposed. The proposals would be in materials to match the host dwelling, which are deemed to be acceptable. The rear extension would not be visible from the public realm and the alterations to the porch roof would not significantly alter the appearance of the host dwelling or be out of keeping with the area.

7.4 The proposed two storey rear extension would be approximately 4.7m high, 1.75m long, and 4.5m wide. The roof has been designed as a hipped crown roof to ensure the addition remains subservient to the host dwelling, in accordance with section 5.41 of the Havant Borough Design Guide SPD. Two new half-dormered windows are proposed at first floor level which would match the appearance of the existing fenestration, although neither would be visible from Station Road.

7.5 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

- 7.6 To the south-east of the application site is No.54 (Barley Mow Cottage), a large detached property with a front south facing driveway and raised terrace garden to the rear. The host dwelling is built hard on the shared boundary and is separated from No.54 by high brick boundary walls. These are approximately 2.75m tall to the front of the host dwelling and 2.15m tall to the rear. During the site visit it was noted that, although some views from the garden to the north-west would be obscured, due to the generally built up nature of the surrounding area the overall loss of view would not be significant. Following discussions with the agent, the design of the proposal was revised to include a rendered parapet wall to the south-east boundary. This would prevent any overhang of the roof and rainwater goods to No. 54 and would also be visually in keeping with the existing boundary wall. There are no proposed windows to the south-east elevation of the proposed two storey extension and no potential for overlooking. On balance, the impact of the proposals on No.54 is considered to be acceptable.
- 7.7 To the south-west is No.58 (Frederick House), a former dwelling now in use as offices. No. 58 is separated from the application site by a driveway, approximately 4 metres wide at the narrowest point. The application site has a right of access over the driveway to the existing side gates. No. 58 has no east facing windows or private amenity space and as such the impact of the proposals on No. 58 is deemed to be minimal.
- 7.8 To the north and rear of the site is No.58a, a warehouse style building also in use as offices. No.58a has no windows to the south and the small strip of land that separates the building from the application site appears to be used only for storage and is generally overgrown and unmaintained. There is a 2m high block wall to the boundary between No. 58a and the application site. Therefore, although the proposals would be only approximately 3 metres from its south facing wall, the impact to this property is considered to be minimal and is deemed to be acceptable.
- 7.9 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 and highways

- 7.10 The application site will retain two vehicle parking spaces as per existing arrangements. The proposals accord with the requirements of Policy DM13 and the guidance set out in the Havant Borough Council Parking SPD (2016).

(v) Amenity

- 7.11 The proposals would reduce the size of the yard area at the north of the application site by approximately 7.8m². However, it was apparent when visiting the site that the main amenity space of the host dwelling is the south facing garden to the front of the property and that the yard is used only as a rear access to the kitchen. The rear access to the kitchen and garden area would be retained as part of the proposals and the newly created Family Room would have access to part of the remaining yard area.

As such the provision of amenity space is considered to be acceptable.

(vi) Biodiversity Net Gain (BNG)

7.12 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.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00795

(A) 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 and Block Plans (as amended 04/12/2024 to include parking provision)
Existing Floor Plans and Elevations
Proposed Floor Plans and Elevations (as amended 19/11/2024 to include parapet wall to east elevation)
Agent email of 19th November 2024 confirming materials

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.