

December 2024

Our Ref: TS.LPC.5794

Planning Department
Havant Borough Council
Civic Offices
Havant
Hampshire
PO9 2AX

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Planning Application for extension to first floor front elevation, side extension to house lift shaft, removal of existing rear conservatory to create rear garden terrace, installation of first floor rear balcony. Internal and external alterations with associated landscaping.

58 Bracklesham Road, Hayling Island, PO11 9SJ

This planning application has been prepared for the applicant by LPC (Trull) Ltd in conjunction with Sardonyx Construction Ltd for the extension, alteration and renovation of the existing detached residential dwelling at 58 Bracklesham Road, Hayling Island.

The architectural form and mass of the remodelled house respects and responds in a positive manner to the host dwelling and the design language in the adjoining area and retains the amenity enjoyed by the adjoining properties.

This Cover Letter is supported by a Design & Access Statement, Flood Risk Assessment, CIL Additional Information Form and the following plans:

Site Location Plan
Existing Site Plan
Existing & Proposed Floor Plans
Existing & Proposed Elevations
Existing & Proposed Roof Plans

The requisite planning application fee has been paid electronically via the Planning Portal.

Site Description & Context

The application site is a detached three storey dwelling which includes a terrace at second floor on the north elevation and a garden room/conservatory to the rear on the south elevation. The property's materiality largely comprises brick at the ground floor level and white render to the upper floors.

There is vehicular access from Bracklesham Road to the front/north which is paved and includes a central 'turning circle'. The driveway has ample space for parking but the

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existing property does also include a single garage incorporated into the front of the property.

The area is a mix of two and three storey detached dwellings, all of differing sizes and designs, including flat, dual and single pitch roofs. There is also a mix of materials in the area with render, brick, tile hanging and elements of cladding.

The site is not listed and is not located within a designated conservation area.

It is located within Flood Risk Zone 3 (and it is understood that a small portion of the rear garden is located within Flood Risk Zone 2).

Planning History

In accordance with the Council's online records, the property is subject to the following relevant planning application history:

Application No.	Description of development	Status
03/68152/000	Single store extension to side and conservatory to rear	Approved 04/02/2003
06/68152/001	Alterations to loft and raising roof to provide second floor living accommodation	Refused 16/03/2006
06/68152/002	Alterations to loft and raising of roof to provide second floor living accommodation	Approved 04/10/2006

Proposed Development

The proposal seeks to significantly improve the modern living use and future proofing of the house.

The proposed lift will allow full use of the property for the occupant and their visitors alike who have mobility challenges.

A new front door location and the incorporation of the garage into the living accommodation provides a significantly improved ground floor layout with a reconfigured open plan living and dining space. The loss of the garage is inconsequential as there is ample parking space within the front driveway for cars.

The removal of the unused conservatory is proposed to provide a level access terrace to the rear of the property which the house currently lacks due to the garden level changes via stairs.

The first floor is reconfigured to provide a master suite and circulation access for the access lift. Additional accommodation within the first floor front extension allows an

ensuite shower room to be provided to each bedroom. A modest balcony to the rear of the property, accessed from the master bedroom provides amenity space on this floor.

The 2nd floor remains as existing with the addition of the lift access and an enlarged roof terrace to provide better access and improved utility.

Through good design the layout ensures a usable, durable and adaptable dwelling house with future flexibility in the use of the rooms to meet the needs of the family as it changes over time.

Site analysis and context appraisal have informed the layout so that loss of privacy or visual intrusion to the neighbours as a result of the proposed development is minimised. It is noted that similar balcony developments are to the front and rear of properties in the surrounding area, resulting in significant views into the application site and neighbouring properties from other balconies. Reduced privacy is therefore an accepted characteristic of the area.

Planning Policy Context

National Planning Policy Framework (NPPF) 2023

Havant Borough Local Plan (Core Strategy) March 2011

CS11 Protecting and the Special Environment and Heritage of Havant Borough

CS12 Chichester Harbour AONB

CS15 Flood and Erosion Risk

CS16 High Quality Design

CS17 Concentration and Distribution of Development within the Urban Area

Havant Borough Local Plan (Allocations) July 2014

AL1 Presumption in Favour of Sustainable Development

AL2 Urban Area Boundaries and Undeveloped Gaps between Settlements

Havant Borough Council Borough Design Guide SPD (2011)

Havant Borough Council Parking SPD (2016)

Planning Assessment

Having regard to the relevant policies of the development plan it is conserved that the main issues arising from the proposals are:

1. Principle of development
2. Appropriateness of design
3. Effect on neighbouring properties
4. Flood issues

Principle of development

The application site is located within the defined urban area of Hayling Island, therefore development is considered acceptable in principle.

Appropriateness of design

The proposals comprise:

- Extension to first floor front elevation
- Side extension to house lift shaft
- Removal of existing rear conservatory to create rear garden terrace
- Installation of first floor rear balcony
- Internal and external alterations with associated landscaping

The design of the proposals have been carefully considered to ensure that it sits within the surrounding context.

The front elevation extension seeks to rationalise the fragmented front elevation to provide a more coherent and attractive street frontage. The rear elevation is again rationalised and enhanced with the removal of the rear conservatory. Additional windows to the east elevation break up the flank wall and subtle enlargement and improvement of the front elevation windows again seek to enhance the overall appearance of the dwelling.

The lift shaft is set back both from the front elevation of the property and the boundary to which it faces. The roof level is significantly below the existing ridge height of the property. The external treatment of the lift is proposed to be timber cladding/timber effect cladding to soften the form compared to the rendered house. This is also designed to blend with the surrounding context where a number of local properties use matching materials.

Some of the proposed works would be visible from the public highway. However, the host property and the surrounding dwellings are all of differing sizes and designs, including a large variation of roof forms and building massing. There are also a mix of materials in the area. It is noted that the site is not listed nor is it located within a conservation area or an area subject to a design code.

It is therefore considered that this proposal would create positive additions to the dwellinghouse and the development is judged appropriate in context to the main building, meeting the requirements of policy CS16 (Core Strategy) and is considered to be acceptable. It is therefore also considered that there would be no adverse impact on the existing street scene or visual amenity of the locality.

Effect on neighbouring properties

Currently the property has an existing balcony at the second floor at the front (north) elevation and although the proposed extension will slightly increase the size of the balcony (due to the first floor being brought forward slightly to rationalise the elevational treatment), it is considered that the overlooking aspect would not significantly increase or be detrimental to the privacy of the adjoining occupiers as the separation distances will remain the same.

Furthermore, the proposed modest balcony at first floor to the rear (south) elevation is not considered to cause any detrimental effect on neighbouring properties. It is noted that similar balcony developments (to the front and rear of properties) are evident throughout the surrounding area, as well as the immediately adjacent neighbours, resulting in significant views into the application site and neighbouring properties from other balconies. Reduced privacy is therefore an accepted characteristic of the area.

The roof changes will include accommodating the proposed internal lift shaft and although this design differs from many of the roof designs in the locality, it has been designed to a high quality and many of the roof forms of surrounding properties are not consistent anyway. Furthermore, it is considered that the benefit the proposals will bring to the applicant and their family/friends who suffer from mobility issues, allowing them to enjoy the full extent of the property, outweighs any negligible harm it may cause.

Flood issues

The site is largely within Flood Risk Zone 3, however the proposed development will extend and alter the existing property taking this into account throughout the building process. Floor levels will either remain as existing, or be raised, therefore the development will not put the occupiers, or employees of the emergency services at any additional risk to that which is existing in the event of a flood.

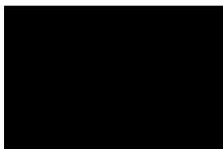
Conclusion

It is considered that the proposal as a whole would not lead to any loss of light, unacceptable overlooking, or appear overbearing and have negligible impact on the properties immediately adjacent to the application site, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

The scale, siting and design of the proposal is considered to be acceptable and therefore we respectfully request the application is approved without delay.

I trust the application submission is clear and sufficient for you to be able to make a positive decision in a timely manner, however, if you require anything further please do not hesitate to contact me.

Yours Sincerely



Tom Sadler
Director
LPC (Trull) Ltd