

Havant Borough Local Plan (Core Strategy) March 2011

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)
DM10	(Pollution)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

No Comment.

Chichester Harbour Conservancy

NO OBJECTION WITH CONDITIONS

Conditions:

1. Matching materials to those presented under approval APP/22/00754 be used (as set out in the application);
2. Automated internal blinds be fitted to the proposed roof lights;
3. New garage to remain ancillary to 'Cockle Point' and not to be used as separate accommodation or as a separate dwelling;
4. Arboricultural Impact Assessment, showing retention and protection of all trees except the Cherry tree be adhered to throughout and after construction;
5. Ecological avoidance, mitigation, and enhancement measures as set out in the Ecological Impact Assessment be secured.

Councillor Leah Turner - Hayling East

No Comment.

Councillor M Wilson - Hayling East

No Comment.

Councillor R Raines - Hayling East

No Comment.

County Archaeologist

Thank you for your consultation. In view of the limited scale of the proposal I would not

raise any archaeological issues.

Hampshire Wildlife Trust, Beechcroft House

No Comment.

Natural England Government Team

No Comment.

County Ecologist (1)

The application is accompanied by an Ecological Impact Assessment (Lizard, December 2022). The report concludes that there is minimal potential for protected habitats or protected and notable species being present and affected, and no additional survey works are recommended. The submitted report does not make mention of the proposed swimming pool, and I have therefore interpreted the ecology report to estimate the potential impacts of this new element. Based on the information presented I conclude that the proposed pool will be situated within an area of the site with limited biodiversity value.

If you are minded to grant permission can I suggest that ecological avoidance and mitigation measures are secured by condition.

Development shall proceed in accordance with the ecological avoidance and mitigation measures as detailed in Table 01 of the Ecological Impact Assessment (Lizard, December 2022). Reason: to provide ecological protection and enhancement in accordance with the Conservation Regulations 2017, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011.

I would also recommend that a Construction Environment Management Plan (CEMP) be secured in order to ensure that ecological impacts (on-site and to the wider landscape) are addressed fully during construction activities.

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 incorporate ecological avoidance and mitigation measures as detailed within Table 01 of the Ecological Impact Assessment (Lizard, December 2022). Reason: to provide ecological protection and enhancement in accordance with the Conservation Regulations 2017, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011.

County Ecologist (2)

Thank you for consulting me on this application.

The application is accompanied by a Construction Environment Management Plan (Lizard, May 2023). I am now content that the CEMP includes all relevant details relating to the avoidance and mitigation of potential impacts to the natural environment. No further information is required and it is the responsibility of the applicant and their appointed agents to ensure that all CEMP measures are implemented.

If you have any queries, please don't hesitate to contact me.

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: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
Protected site with proposed works out of keeping	Please see Section 7.
Two storey garage could be used as a detached dwelling	
Works could be seen as an incremental step towards building more dwellings	This is not what is being applied for
Concerns of potential flooding	Please see Section 7.
Double storey garage impiles possibility of living accommodation which could be obtrusive	The double storey garage would be recommended to remain incidental to the dwellinghouse
Drainage concerns	The proposal is not considered to cause flood risk. Please see Section 7 for more details.

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 and AONB
- (iii) Effect on neighbouring properties
- (iv) Flood risk
- (v) Impact on ecology
- (vi) Impact on trees

(i) Principle of development

7.2 The application site is located outside of the defined urban area and within a non-urban area. Policies AL1 and AL2 in the Havant Borough Council Local Plan (Allocations) July 2014 are relevant and Policy AL2 states that planning permission will be granted for developments within undeveloped gaps or non-urban areas that help to define the separate identity of settlements and prevent their coalescence where development relates to small scale householder development. The proposed development is for alterations to the property. The development would not undermine the separate identities of settlements or result in their coalescence. As such, there is no objection in principle to the proposal, subject to compliance with other Development Plan Policies.

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

- 7.3 The proposed works involving the replacement of access gates to the front, garden store and summerhouse are considered to be of appropriate design, not having a negative impact on the character of the area and AONB. In terms of the construction of the swimming pool this is not considered to be readily visible due to the existing screening thus deemed acceptable. In terms of the proposed two storey garage, whilst it is considered to be a large it would well screened by the existing trees and would reflect the amendments to the bungalow approved under APP/22/00754. Furthermore, it is deemed to compliment and appear subservient to the bungalow having the same roof pitched and having a lower height. Due to concerns raised regarding the intended use of the garage a condition has been recommended for the use to remain incidental to the bungalow so it cannot be used as separate self contained accommodation. As a result, the proposal would be unlikely in visual terms to adversely impact the wider environment or have an impact on the AONB in terms of character and its setting, in accordance with Policy CS12 of the HBLP (Core Strategy) and the guidelines set out with the Chichester AONB SPD.
- 7.4 Chichester Harbour Conservancy commented on the application raising no objection if the following conditions are meant: materials match those presented under APP/22/00754, internal blinds on rooflights, new garage to remain ancillary to 'Cockle Point' and not to be used as separate accommodation or as a separate dwelling, retention of protected trees and ecology measures. A condition for the materials to match those detailed within the proposed plans has been recommended. Concerning internal blinds this is not considered to satisfy the tests as to conditions. A condition for the garage to remain incidental to bungalow and not used as separate accommodation has been recommended. A condition for the proposal to adhere to the Arboricultural Impact Assessment has been recommended. A condition for the proposal to comply with the Ecological Impact Assessment has been recommended.
- 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 and AONB.

(iii) Effect on neighbouring properties

- 7.6 Due to the location of the property the proposed works are not considered to have an adverse impact on any of the surrounding properties.
- 7.7 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) Flood risk

- 7.8 The application would be classed as a 'minor development and according to the National Planning Practice Guidance (NPPG) unlikely to cause flood risk unless they would have an adverse effect on a watercourse, floodplain or its flood defences; they would impede access to flood defence and management facilities, or; where the cumulative impact of such developments would have a significant effect on local flood

storage capacity or flood flows. The proposal should not affect these areas.

- 7.9 The application site is located within Flood Zone 3. The applicant's submission confirms that floor levels within the proposed development will be set no lower than existing levels and flood proofing of the development will be incorporated where appropriate. It is also worth noting the proposal would not increase the existing footprint. The proposed development is classed as minor development and unlikely to increase the risks associated with flooding to the site and elsewhere and therefore accords with policy CS15 of the Core Strategy.

(v) Impact on ecology

- 7.10 The County Ecologist commented on the application raising no objection subject to conditions. A condition for the proposal to comply with the Ecological Impact Assessment has been recommended. With regards to the request for a Construction Environmental Management Plan this has been provided upfront and the County Ecologist raised no objection. A condition for the works to comply with the Construction Environmental Management Plan has been recommended.

(vi) Impact on trees

- 7.11 The Council's Arboriculturalist commented on the application raising no objection. A condition has been recommended for the proposed works to adhere to the Arboricultural Impact Assessment.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area, adjacent AONB, neighbours, flood risk, and ecology and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/23/00104

- 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/Site Plan - 22020 107 REV B
Proposed Floor Plans and Elevations - 22020 441 REV G
Arboricultural Impact Assessment
Ecological Impact Assessment

Flood Risk Form
Planning Statement
Construction Environmental Management Plan - 01

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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 Development shall proceed in accordance with the ecological avoidance and mitigation measures as detailed in Table 01 of the Ecological Impact Assessment (Lizard, December 2022). Reason: to provide ecological protection and enhancement in accordance with the Conservation Regulations 2017, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011.

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

- 5 The two storey garage hereby permitted shall be used for purposes incidental to the enjoyment of the dwellinghouse and for no other purposes.

Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 The proposed development approved shall be carried out in accordance with the Arboricultural Impact Assessment by Arbor-Eco Consultancy dated January 2023 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the TPO trees within the vicinity are retained and adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.

- 7 The development hereby approved shall be in accordance with the Construction Environmental Management Plan (Lizard, May 2023) unless otherwise agreed by the Local Planning Authority.

Reason: To provide ecological protection and enhancement in accordance with the Conservation Regulations 2017, Wildlife & Countryside Act 1981, NPPF,

NERC Act 2006 and Policy CS11 of the Havant Borough Core Strategy March 2011.