
Site Address:	22 Haslemere Gardens, Hayling Island, PO11 9SD		
Proposal:	Variation of condition 3 of Planning Permission APP/19/01169 relating to materials (roof tiles).		
Application No:	APP/21/00070	Expiry Date:	14/04/2021
Applicant:	Mr K Porcher		
Agent:		Case Officer:	Selina Donophy
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a detached, pitched roof bungalow located on the east side of Haslemere Gardens, Hayling Island. This site received planning permission in 2019 for the demolition of the existing hipped roof bungalow property and replacement dwelling as proposed under APP/19/01169 .

The area is residential in nature comprising predominantly of detached bungalows and chalet style dwellings. Although there is variety in architectural style the general pattern of development is consistent (detached dwellings in medium size plots, set back from the road).The spacing and boundary treatments give Haslemere Gardens a verdant and spacious character.

The application site lies within an area identified as Flood Zones 2 and 3 by the Environment Agency, and as such is at a high risk of flooding.

2 Planning History

APP/14/00803 - Side and rear extension, roof extension and conversion, and division of building and plot into two semi detached dwellings., REF,17/04/2015

APP/18/01174 - Demolition of existing bungalow and erection of 2No. semi-detached two bed dwellings., REF,16/01/2019

APP/19/01169 - Demolition of existing bungalow and erection of 1No. three bed chalet bungalow., PERM,28/02/2020

3 Proposal

Variation of condition 3 of Planning Permission APP/19/01169 relating to materials (roof tiles).

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

CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
DM24	(Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Leah Turner - Hayling East

No comment

Councillor M Wilson - Hayling West Ward

No comment

Councillor R Raines - Hayling East

No comment

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: 11

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

7.3 This site received planning permission under APP/19/01169 for the demolition of the existing bungalow and erection of a chalet bungalow . Under that proposal the materials approved under Condition 3 include roof tiles comprising Marley Double Roman Mosborough in colour red. This proposal seeks to alter the roof tile to now comprise of Marley Edgemere interlocking tile (355) in smooth grey.

(ii) Impact upon the character and appearance of the area

7.4 The proposed alteration to the roof tile from Marley Double Roman Mosborough in colour red to Marley Edgemere interlocking tile (355) in smooth grey is deemed to conflict somewhat with the surrounding pattern of development in terms of material usage. Many of the surrounding properties comprise of a red in colour roof tile and to some extent this forms a precedent in the streetscene. The property would be set back from the road by a reasonable distance , reducing visual impact slightly. Despite the existing usage of roof materials as previously noted, there are some existing variations which include no 38, 3 properties north has grey/slate roof tiles although there does not appear to be any planning history for this and there are other examples of some differentiation of roof tile type. Whilst a more in keeping roof tile would be preferable , the proposed grey tile is not deemed substantially harmful to the streetscene so as to justify a refusal in this instance.

(iii) Impact upon residential amenity

7.5 The proposal is not judged to have any impact upon neighbour amenity.

8 **Conclusion**

8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours 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/21/00070 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:

PROPOSED LOCATION AND SITE PLAN - A101 V6.2

PROPOSED ROOF AND SITE PLAN A102 V6.2

PROPOSED ELEVATIONS A103 V6.2

PROPOSED FLOOR PLANS A104 V6.2

PROPOSED SECTIONS A107 V6.2

Flood Risk Assessment received 28 November 2019, as supplemented by agent's email to the Environment Agency dated 13 January 2020

Material photo received on the 01.02.2021

Material specification received on the 01.02.2021

Reason: - To ensure provision of a satisfactory development.

- 3 The following materials should be used in the development, unless otherwise agreed in writing by the Local Planning Authority:

Roof - Marley Edgemere interlocking tile (355) in smooth grey

Render - White K Render

Bricks - Forterra Atherstone Red

Driveway and paths - Golden Brindle Formpave permeable paving blocks

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The development permitted shall only be carried out in accordance with the approved Flood Risk Assessment received 28 November 2019, as supplemented by agent's email to the Environment Agency dated 13 January 2020, and the mitigation measures detailed within the FRA.

Reason: To ensure the safety of the development and future occupants in line with the Planning Practice Guidance to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change and policy CS15 of the Havant Borough Core Strategy 2011.