

Site Address: 7 Wheatlands Avenue, Hayling Island, PO11 9SG
 Proposal: Demolition of existing bungalow and annexe; replacement 1No. 3 bed dwelling and annexe (Resubmission of APP/22/00185).
 Application Type: Full Planning Permission
 Application No: APP/23/00143 Expiry Date: 14/04/2023
 Applicant: Mrs Donkin
 Agent: Mrs Fox Case Officer: Joseph Toole
 Critchley Architecture And
 Design (CAAD) Ltd
 Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located on the northern side of Wheatlands Avenue and is occupied by a single storey detached dwelling house and separate annex to the rear.
- 1.2 The surrounding area is predominantly residential in character with dwelling houses of varying styles and design.

2 Planning History

APP/21/00180 - Application for a Lawful Development Certificate for an existing use,
relating to use of property as a private dwellinghouse with ancillary annexe.,
PERM,18/08/2021

APP/22/00185 - Demolition of existing bungalow and replacement 1No. 3bed dwelling., PERM,29/07/2022

3 Proposal

- 3.1 The proposal is for the demolition of existing bungalow and annexe; replacement 1No. 3 bed dwelling and annexe (Resubmission of APP/22/00185).
- 3.2 This application differs from the previous approved APP/22/00185 by the addition of an annexe.

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)
CS21	(Developer Requirements)
CS9	(Housing)
DM13	(Car and Cycle Parking on Residential Development)
DM10	(Pollution)

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

Building Control

No Comment.

Coastal Engineering

No Comment.

Community Infrastructure

CIL Liable: <http://www.havant.gov.uk/community-infrastructure-levy-charging-schedule>.

The applicant has made an application for self build relief.

As there is no net increase in dwellings, SRMS and Nutrient Neutrality will not apply.

Councillor Leah Turner - Hayling East

No Comment.

Councillor M Wilson - Hayling East

No Comment.

Councillor R Raines - Hayling East

No Comment.

Engineering/Drainage

No Comment.

Environment Agency

No Comment.

HBC Environmental Services

No Comment.

Natural England Government Team

No Comment.

Norse South East, Operations Director

No Comment.

Waste Services Manager

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: 8

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: Not applicable.

Number of representations received: 0

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
- (iv) Flood risk
- (v) Highways and parking
- (vi) Impact on ecology
- (vii) CIL

(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 management criteria.

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

7.3 The proposal would be a chalet style bungalow albeit the upper floor would be served by windows to the front and rear with rooflights to the roof. This would reduce the scale and massing of the proposal and the applicant has submitted a street scene elevational drawing that demonstrates that the new dwelling would be a transition between to the two storey building to the west and the single storey building to the east.

7.4 The proposed footprint of the new dwelling house would be similar to the existing dwelling house, albeit extended further to the west. The roof would continue over an otherwise part open car port on the eastern side.

7.5 The materials include a zinc roof and render and will result in a contemporary appearance whilst maintaining a chalet bungalow style. There is an eclectic mix of styles and designs of dwelling houses in the immediate locality, and it is considered that the proposed design, in terms of appearance, mass and scale, would assimilate well into the street scene adding to the variety of styles in the locality.

- 7.6 The proposal would also involve the erection of an annexe within the rear garden following the removal of the existing annexe. It would be used as a home office, W/C and garden store with a width of approximately 7.9 metres, a depth of approximately 4.5 metres and a mono pitched roof having a maximum height of approximately 3.5 metres. The proposed annexe would have fibre cement cladding boards with a zinc roof. This is considered to be modern contemporary design inkeeping with the new dwellinghouse. Due to the size and position of the proposed annexe replacing an existing annexe it is considered to be subservient to the new dwellinghouse and inkeeping with character of the area. A condition has been recommended for the proposed annexe not to be used as separate accommodation.
- 7.7 Overall the design and appearance of the proposal is deemed appropriate in context to the area 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 amenities of the locality.

(iii) Impact upon residential amenity

- 7.8 In terms of potential overlooking from the windows in the upper floor of the northern elevation, it is considered that by reason of the distances from neighbouring properties, which the drawing is annotated a minimum distance to the rear boundary of 18.59 metres, that there would not be any significant loss of privacy as a result of the development sufficient to warrant a refusal on these grounds. In addition, it is not unusual for some mutual overlooking within built up areas.
- 7.9 Whilst the height of the new dwelling house would increase to 7.625 metres, the proposed eaves have been kept relatively low and not dissimilar to the adjacent property at No.9 which would reduce its impact on No.9. There is a part glazed door and small side window to No.9 facing the application site, however, whilst there would be some impact on light to these it is not considered limited and acceptable. It is considered that adequate distances between properties would be maintained and that there would not be any significant adverse impacts on neighbour amenity as a result of the development.
- 7.10 The proposed dwelling would be set closer to No.5 than at present, however, there is a lean to on the side of No.5 set closest with no side windows and the relationship to No.5 is considered acceptable.
- 7.11 Due to the size and position of the proposed annexe being only slightly higher than the existing annexe, it is not considered to have an adverse impact on the surrounding neighbouring properties.
- 7.12 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Flood risk

- 7.13 Part of the site falls within Flood Zones 2 & 3. The proposal is for a replacement dwelling, and, as such, according to national and local guidance, a sequential test is not required. However, in line with national and local policy, the applicant must demonstrate that the development will be safe over its lifetime and will not increase flood risk elsewhere.
- 7.14 A Flood Risk Assessment dated February 2023 prepared by Critchley Architecture and Design Ltd. was submitted with the application and satisfactorily addresses flood risk and measures to be undertaken. As such, an appropriate condition is recommended to be imposed on any planning permission.

(v) Highways and parking

- 7.15 The parking SPD requires two spaces for a 3 bedroomed dwelling and a parking plan has been provided demonstrating that there would be adequate parking provision within the site in accordance with the SPD. As such, an appropriate condition is recommended to be imposed on any planning permission.

(vi) Impact on ecology

- 7.16 Whilst no ecological information has been provided with the application, the site is not within any designated site of ecological importance. Notwithstanding, it is recommended that an informative be added to any decision notice advising the applicant that if protective species are found when carrying out the development then the advice provided by Natural England should be followed.

(vii) CIL

- 7.17 The development is for a replacement residential dwelling and therefore CIL is liable. However, the application has been submitted with Form 7 - Self Build Exemption Claim form, which means the CIL is now not liable for the charge, subject to the relevant criteria.

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 Planning be authorised to **GRANT PERMISSION** for application APP/23/00143

- 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 and Block Plan - 21010-111
Proposed Site Plan - 21010-114
Proposed House and Annexe Floor Plans - 21010-403 B
Proposed Annexe Floor Plan and Elevations - 21010-412 A
Proposed House Elevations - 21010-501 C
Design and Access Statement
Flood Risk Assessment
Schedule of Materials

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as set out in the submitted Schedule of Materials.

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 2021.

- 4 All flood mitigation measures shall be carried out in accordance with the approved details set out in the flood risk assessment V.3 prepared by Critchley Architecture and Design Ltd. dated February 2023.

Reason: To reduce the overall and local risk of flooding and to comply with Policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2021.

- 5 The car parking, shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2021.

- 6 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), no extension or outbuilding permitted by Classes A, AA, B, C, D or E of Part 1 of Schedule 2 to the 2015 Order (as amended) shall be constructed within the curtilage of the site without the prior approval of the Local Planning Authority.

Reason: In the interests of the amenities of the immediate locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2021.

- 7 The proposed annex hereby permitted shall only be used for purposes ancillary to the enjoyment of the dwellinghouse and shall not be used as a separate dwellinghouse

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.