
Site Address:	1 Nutbourne Road, Hayling Island, PO11 9RT		
Proposal:	Redevelopment of existing detached bungalow with front and first-floor extensions to create roof accommodation.		
Application No:	APP/20/01106	Expiry Date:	31/03/2021
Applicant:	Mr. Pritchard		
Agent:	Mr Bragg	Case Officer:	Jane Burton
	South East Architectural Services Ltd.		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

1 Nutbourne Road is a small sized single storey dwelling set well back in its plot (approx 20 from the road frontage) finished in render and with interlocking concrete tiles. The property has a small amenity space to the rear (varying between 4m and 5.5m in depth) and a relatively large front amenity area to the front and parking. The site is bounded to the front by low slatted fencing and hedging and open metalwork gates. To the sides and rear there is a variety of fencing and hedging, with dense hedging to the north boundary.

This part of Nutbourne Road contained mainly low rise, or chalet dwellings. On the adjacent site to the north on Nutbourne Road a dwelling has recently been demolished - this site was granted approval for a 1.5 storey dwelling under APP/20/01217, and an enlarged dwelling is currently under construction at no.6 Nutbourne Road. Larger two-storey dwellings are located on Southwood Road to the immediate south of the application site.

Due to the site's corner position it adjoins 8 residential properties - 3 Nutbourne Road and 32 Wheatlands Avenue to the north, 1a Nutbourne Road, 169, 167A, 167 and the flats at 163-165 Southwood Road. There is a car parking area to no.163-165 to the immediate rear of the site.

The site is in flood zone 2/3.

2 Planning History

No relevant history.

3 Proposal

Redevelopment of existing detached bungalow with front and first-floor extensions to create roof accommodation. The proposal would result in the increase in height of the dwelling by approximately 2m to an overall height of 6.3m, would utilise a barn hipped design for the roof, and would bring the front elevation forward. The design includes 2 pitched roofed forward projections one to provide an integral garage to a depth of approximately 5m. These would be approximately 4m and 4.4m in height respectively. The proposal includes a small front dormer and larger rear facing dormer. The external finishing materials would be rendered, eternit horizontal board cladding to the dormers, and eternit slate tiles to the roof.

The proposal has been amended during the course of the application process to reduce the extent of the front projections, to provide a barn hip to both sides of the dwelling and to reduce the number of bedrooms shown from 4 to 3. In addition, due to concerns about the amount of rear amenity space for a larger family sized dwelling revised plans show a higher hedging to the front boundary to allow the area to the front to be utilised as additional amenity space.

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)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan

E1* (High quality design)
E19 (Managing flood risk in new development)

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 comments received

Councillor M Wilson - Hayling West Ward

No comments received

Councillor R Raines - Hayling East

No comments received

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: 27

Number of site notices: Not applicable.

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) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Flood risk considerations

- (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 would result in a significant increase in size of the dwelling, however the chalet style and 1.5 storey height is considered to be acceptable in the context of properties on Nutbourne Road/Southwood Road. The hipping of both sides of the dwelling provides some balance to the front elevation. The front projections are considered to be quite deep, however in the context of the set back of the dwelling and lower height compared to the main roof, overall the revised proposals are not considered to have an unacceptable impact. The proposed materials are considered to be acceptable to the locality. Whilst concern was expressed about the amount of amenity area for a larger dwelling this has been addressed by the use of the front area and mature hedging to the boundary, and it is recommended that a condition is attached to ensure the provision of a suitable height of hedging to make this area more private from the point of occupation. There is space for sufficient parking to accord with Council standards at the site.

Overall, it is not considered that the proposal would have an unacceptable impact on the streetscene or character of the area having regard to 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

- 7.4 The proposal would increase the height and mass of built form adjacent to neighbouring boundaries. In respect of the properties to the north (no.3 Nutbourne and no.32 Wheatlands Avenue) due to the orientation some shadowing would result. However the height of the proposal adjacent to no.3 Nutbourne would be 4m and the roof would pitch away from the boundary. The built form adjacent to no.32 Wheatlands Avenue would be higher, but there would still be a sufficient distance (approximately 18m) to the dwelling that it is not considered that the development would result in unacceptable overbearing or loss of light impact. The proposal would also impact on properties to the south on Southwood Road, however the distance to the rear of dwellings would still be approximately 14-16m. Overall the relationship is considered to be acceptable and it is not considered that an unacceptable overbearing or overshadowing impact would result. There are no side windows at first floor on the proposal and thus it is not considered that the proposal would result in an unacceptable loss of privacy/overshadowing impact. To the immediate rear of the site is a car parking area to flats and hence it is not considered that unacceptable loss of privacy/overlooking would result.

Overall, it is not considered that the proposal would have an unacceptable impact on neighbouring properties having regard to Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Flood Risk Considerations

- 7.5 The site is within flood zone 2/3 and a site specific Flood Risk Assessment (FRA) has been provided as part of the application. The development would constitute 'minor development' as defined by the Environment Agency and therefore EA standing advice should be followed. The development would allow all sleeping accommodation to be located on the first floor, but would increase the footprint of the dwelling. The FRA confirms that the finished floor level of the extensions would be to the height of the existing dwelling, and proposes flood resistance and resilience measures including water resistant plasterboarding, raised electrical wall sockets, screeing of ground floor.

Materials for the front hard standing can be agreed as part of a landscaping condition. Subject to adherence to the measures in the FRA - to be conditioned as part of the approved documents, the proposal is considered to be acceptable having regard to policy CS15 of the HBC LP (CS).

(v) CIL

The proposal is CIL liable, and a draft liability notice will be issued.

8 Conclusion

- 8.1 The proposal is considered to be acceptable in accordance with policy and it is therefore recommended that planning permission is granted.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/01106 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:

19/2411/PL/SLP (Location Plan/Block Plan)
19/2411/PL01 Revision C (Proposed Floor Layout) received 04.05.21
19/2411/PL02 Revision C (Proposed Roof Layout) received 04.05.21
19/2411/PL03 Revision C (Proposed Elevations) received 04.05.21
19/2411/PL04 Revision C (Proposed Site Plan) received 04.05.21
Flood Risk Statement

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.

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 Prior to the commencement of above ground development a hard and soft landscaping scheme for the front amenity area shall be submitted to and approved in writing by the Local Planning Authority. Details shall include the materials for the hardstanding, the front boundary wall, and the position, species, and planting sizes of hedging to the front boundary, and shall include timing provisions for completion of the implementation of the works and planting. The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any hedging planted as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To ensure the development is satisfactory and having due regard to policies CS16 and CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.