
Site Address: The Croft, Plot 2 - The Retreat, Croft Lane, Hayling Island
Proposal: Variation of Condition 3 of Planning Permission APP/16/01018 relating to approved plans to allow for an additional dormer to front elevation.
Application No: APP/20/00271 Expiry Date: 25/05/2020
Applicant: Mr Hunter
C/o SGS Equipment Services Ltd
Agent: Mr M Saunders Case Officer: Lesley Wells
PDP Architecture llp
Ward: Hayling West

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site concerns Plot 2 on land to the north of The Retreat, Croft Lane. Planning permission for the 'Construction of 1No. 4 bedroom, 2 storey chalet bungalow with double garage was granted on 05.12.16, under reference 16/01018, which is in the process of being constructed,

The application site is located at the northern end of Croft Lane, a private unmade road that serves a small number of residential properties and a small equestrian centre/stables. This site is within the urban boundary.

2 Planning History

APP/15/01372 - Application for Certificate of Lawfulness relating to existing siting of 1No. 3 bed mobile home and its use for habitable accommodation associated with the use of land., REF,07/07/2016

APP/16/00008 - New mobile home., UNK,

APP/16/00058 - Reserved matters application for the development of Plot 2 and erection of new garage utilising access onto Croft Lane following Outline Application APP/13/00277 (Condition 3(i)(a) and (b) refers)., PERM,01/07/2016

APP/16/00027 - Siting of an additional (second) mobile home for accommodation for an extra groom (retrospective application)., REF,16/11/2016

APP/16/01018 Construction of 1No. 4 bedroom, 2 storey chalet bungalow with double garage (Approved 05.12.16). **The application to be amended**

APP/17/00306 - Documentation relates to current planning appeal

APP/X1735/C/17/3171321 - Without planning permission and within the last 10 years change of use of the Land to a mixed use of equestrian use and use of the Land for the siting of two mobile homes., UNK,

APP/19/01004 - Variation of Condition 3 of Planning Permission APP/16/00583 (Demolition of existing stable block and erection of 1No. dwelling incorporating swimming pool and detached double garage) to vary approved plans in relation to balcony/balustrading on north elevation of dwelling and vent grill to west elevation of garage., Current

3 Proposal

Variation of Condition 3 of Planning Permission APP/16/01018 relating to approved plans to allow for an additional dormer to front elevation.

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

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS14	(Efficient Use of Resources)
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS21	(Developer Requirements)
CS9	(Housing)
DM10	(Pollution)
DM12	(Mitigating the Impacts of Travel)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

DM24	(Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)
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Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Clare Satchwell - Hayling East

No comment.

Councillor I Scott Hayling West

No comment.

Councillor Joanne Thomas

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: 6

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

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None.	

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
- (v) Habitat Regulations Appropriate Assessment/Habitats Regulations Assessment

(i) Principle of development

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

Planning permission was granted for the dwelling currently under construction on the land under reference. APP/16/01018. This application granted planning permission for a chalet style bungalow with dormers at first floor. This was a full application following the approval of the reserved matters application APP/16/00538. Therefore, the principle of a dwelling house on this site has been established and all that is sought with this application is an additional dormer over the garages.

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

The previous permissions established the principle of a dwelling on the site. The inclusion of an additional pitched roofed dormer on the garage roof, reflecting those already agreed, would not materially change the impact of the development on the character and appearance of the area, or the approved development.

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

(iii) Impact upon residential amenity

The garages are stepped back from the main part of the dwelling, which has a dormer

in the main part of the roof, overlooking the access track and The Retreat to the south. It is not considered that an additional dormer, to serve the master bedroom would materially change the position as to overlooking or cause an unacceptable detriment to the amenities of the surrounding residential properties, or to the Retreat, with a front to side elevation separation distance of over 15m , (which is in excess of the 10m minimum separation recommended in the Borough Design Guide SPD). As found when planning permission was granted under the above reference, there would be sufficient separation distance between the proposed dormer and all adjacent neighbouring dwelling to preserve satisfactory level of light, outlook and privacy.

Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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.

(v) Habitat Regulations Appropriate Assessment/Habitats Regulations Assessment

The Council has conducted a Habitats Regulations Assessment (HRA) of the proposed development under Regulation 63 of The Conservation of Habitats and Species Regulations 2017 (as amended). The Council's assessment as competent Authority under those regulations is included in the case file. The screening under Regulation 63(1)(a) found that, when considering the impact of the S73 changes in the context of the project approved under APP/11/00295 and which is still extant, there was not likely to be a significant effect on any Solent European Sites (as defined in the application's HRA) due to any increase in recreation or decrease in water quality that might result from the development.

The HRA was subject to consultation with Natural England as the appropriate nature conservation body under Regulation 63(3) who have chosen not to make any representations within the standard 21-day period for consultation. The HRA has therefore been able to be completed on this basis and concludes that the proposal would not lead to a likely significant effect on European site integrity.

8 Conclusion

The amended change to the approved development would have limited and acceptable impact on the neighbours and the locality 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/20/00271 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 Floor Plans & Elevations - Drawing No. 17998-PD102A

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used 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 The car parking, servicing and other vehicular access arrangements shown on the approved plans attached to planning permission APP/16/01018 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.

- 5 The material storage compound approved by the Local Planning Authority under Condition 5 of planning permission APP/16/01018 shall be made available throughout the contract period, and no materials shall be stored anywhere else on the site.

Reason: To safeguard the amenities of the locality and to avoid damage to the health of existing trees, and having due regard to policies CS16 and DM8 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 6 The development shall not be brought into use until the turning space approved under planning permission APP/16/01018 is provided within the site, to enable vehicles to enter and leave the site in forward gear. This space shall thereafter always be kept available for such use.

Reason: In the interests of highway safety and having due regard to policy CS16 and DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework, Havant Borough Council Parking SPD 2016 and National Planning Policy Framework, March 2012.

- 7 The development hereby permitted shall not be brought into use prior to the completion of all the drainage provision, in full accordance with the plans and particulars approved by the Local Planning Authority under planning permission reference APP/16/01018.

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality, and having due regard to policies CS16, DM8, CS15 and DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 8 The development shall be carried in strict accordance with the agreed Arboricultural Method Statement received 4/10/2016 in respect of planning permission APP/16/01018.
Reason: To protect the nearby trees and having due regard to policy DM8 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 9 The mitigation measures included in the submitted Ecology Assessment and Bat Inspection received 28 March 2013 must be complied with in full, unless otherwise approved in writing by the LPA. Thereafter, the mitigation, compensation and enhancement measures shall be permanently maintained and retained in accordance with the approved details. This includes the removal of the tiles on the affected area of the roof of the existing building shall be carried out by hand. If bats, or evidence of bat presence (e.g droppings, bat carcasses or insect remains) are encountered at any point during this development, all work shall stop immediately and further advice sought from Natural England and/or a professional ecologist.
Reason: To ensure the favourable conservation status of protected species and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, the National Planning Policy Framework 2012 and the provisions of the Wildlife & Countryside Act 1981 (as amended by Countryside and Rights of Way Act 2000).