
Site Address:	6 Nutbourne Road, Hayling Island, PO11 9RT		
Proposal:	Demolition of existing bungalow; erection of 1No. 3 bed chalet bungalow.		
Application No:	APP/19/01099	Expiry Date:	16/01/2020
Applicant:	Mrs A Keene		
Agent:	Mr N Crowe	Case Officer:	Selina Donophy
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a detached bungalow located on the East side of Nutbourne Road, on a corner plot where Nutbourne Road meets Wheatlands Avenue. The existing property has a hipped roof and is constructed of white render and has a detached garage to the side. This application proposes this property to be demolished and rebuilt in a different design.

The area is residential in nature comprising of mainly bungalows, although properties are mixed in design with various additions to the roof slopes.

2 Planning History

None relevant

3 Proposal

Demolition of existing bungalow; erection of 1No. 3 bed chalet bungalow.

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

CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
DM13	(Car and Cycle Parking on Residential Development)

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, Havant Borough Council

No comment

Community Infrastructure, Planning Policy & Urban Design

CIL liable and chargeable for any additional floorspace:

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

Not SRMS liable as the application is for a replacement dwelling.

See also information on Nutrient Neutrality: www.havant.gov.uk/nitrogen

Crime Prevention -Minor Apps

No response received

Environment Agency

No response received

Public Spaces

No response received

Waste Services Manager

No response 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: 8

Number of site notices: Not applicable.

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
- (iv) Flood Risk
- (v) Parking

(vi) 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 control criteria.

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

7.3 This proposal comprises of the demolition of the existing property to be replaced with a 3 bedroom chalet bungalow with two small dormer windows situated on the front roof slope and one larger dormer on the rear roof slope. The garage located in the South East corner of the plot would remain. The site is accessed via Nutbourne Road, where there is a hard standing driveway leading up to the garage. The new property would come up to 1.8 metres from the front (West) boundary fronting Nutbourne Road metres , 5.2 metres from the East boundary, 4.2 metres from the South boundary and 3.7 metres from the North boundary, which fronts Wheatlands Avenue. The materials proposed include white render and facing brick as well as redland 49 tiles to the roof slope.

7.4 This proposal would consist of a 3 bedroom property, with bedrooms situated in the roof space, created within the dormers on the East and West roof slopes as well as the gabled ends. The footprint of the building would be increasing from existing, with the length increasing from 7.8 metres to 9.5 metres, bringing the property closer to the Northern boundary. The current depth would remain the same at 8 metres (towards the South elevation this currently reaches 10.5 metres to a small rear conservatory). The roof pitch would have a height of 5.8 metres and would have a gabled design, with the dormers to the front designed with pitched roofs, and the dormer to the rear flat roofed.

7.5 This property is located on a fairly prominent position on the street, no 6 juts forward from the properties located to the East along Wheatlands Avenue and it is located next to a junction linking Wheatlands Avenue and Nutbourne Road. The HBC design guide includes some guidance in design terms in regards to dormers. It states that dormers should not dominate the roof of the existing building and should generally have pitched roofs, with slopes in keeping with the existing roof. Although the current proposal does not conform to all of the design guidelines, judged within the local streetscene, there are many examples of properties which have undergone roof alterations in the immediate vicinity in the form of both dormers and roof extensions. Additionally the initial proposal has been amended and now reflects a rear dormer of a reduced length and depth - this is deemed to reduce the general bulk of the dormer and subsequently its impact on the streetscene.

7.6 The two smaller dormers located to the front of the property are considered to be acceptable in terms of impact on the character of the area. In design terms these appear fairly modest visually and would not cause any harm to the character of the streetscene as they are appropriate in scale and design within the context of the area. The gabled roof design of the proposal is not considered to be out of keeping with the character of the area as there are many surrounding examples of roof slope designs such as this, immediate examples including no 2 Nutbourne Road and no 29 Wheatlands Avenue.

7.7 The proposed new dwelling would have a slightly larger footprint than the previous property, set in a fairly compact plot, however the increase in size is reasonably

minimal and this is not deemed to have any great impact on outdoor amenity space.

- 7.8 It is considered that this revised proposal accords with the character of the area. As such it is considered that the development would not be detrimental to the visual amenities of the area and accords with Policy CS16 of the Havant Borough Core Strategy.

(iii) Impact upon residential amenity

- 7.9 The property to the East of no 6 is no 34 Wheatlands Avenue, the dormer windows to the rear would be in fairly close proximity to this property and could have the potential to impact on the amenity of this neighbour in terms of overlooking. For this reason the layout has been altered so that the bathroom and ensuite are located to the rear of the property and the dormer windows serving these rooms would be conditioned to be obscure glazed so as to prevent any overlooking or perceived overlooking. The window serving the bedroom would be the window located closest to the street at first floor level. This would be clear glazed, however would have an outlook over the road and front gardens of Wheatlands Avenue and therefore is not expected to have any overlooking or overbearing impact on any of the surrounding properties.
- 7.10 The dormer windows to the front of the property overlook the street and therefore are not deemed to have any adverse impact on neighbour amenity. There are large glass panelled windows proposed to the Eastern elevation, although there are already existing windows here as well as a small conservatory, therefore there would not be any increased adverse impact on no 34 Wheatlands Avenue.

(iv) Flood Risk

- 7.11 This application site is within Flood Zone 2, making it at risk of flooding. As the extension additional footprint will not exceed 250 sq metres a flood risk assessment has been completed stating that floor levels will be set 300mm above the known or modelled 1 in 100 annual probability river flood (1%) or 1 in 200 annual probability sea flood (0.5%) in any year.

(v) Parking

- 7.12 This proposal would result in a three bedroom property, which would require two car parking spaces as per the Havant Borough Council Parking SPD (2016). It is judged that the existing driveway as well as the garage space could accommodate two car parking spaces for vehicles.

(vi) CIL

- 7.13 The CIL rates to be applied to development are set out in the Havant Borough Community Infrastructure Levy Charging Schedule, which was adopted by the council on the 20th February 2013. This followed two public consultation exercises and an Examination into the Charging Schedule by an independent Examiner. The Examiners Report concluded that the Havant Borough Council Community Infrastructure Levy (CIL) Charging Schedule provided an appropriate basis for the collection of the levy in the borough. The levy is charged at £100 per square metre on new floorspace (measured as gross internal area) plus indexing. It is considered that there is CIL liability of £334 however the applicant may claim a self build exemption on this on the completion and approval of CIL form 7 (1) self build exemption.

8 **Conclusion**

- 8.1 This proposal for a replacement dwelling is considered to be acceptable and based on the planning considerations discussed above in this report, is recommended for approval .
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/01099

(A) 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:

Application form received 21.11.2019
Flood risk assessment received 21.11.2019
Location plan received 21.11.2019
2019/DC/02B Amended proposed first floor plan
2019/DC/03C Amended proposed elevations
2019/DC/04B Amended existing and proposed block plan
2019/DC/01A Amended proposed ground floor plan
Render confirmation email received 13.02.2020

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples a full specification of the materials to be used externally on the building has been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.
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.