
Site Address:	22 Haslemere Gardens, Hayling Island, PO11 9SD		
Proposal:	Demolition of existing bungalow and erection of 1No. three bed chalet bungalow.		
Application No:	APP/19/01169	Expiry Date:	23/01/2020
Applicant:	Mr Porcher		
Agent:	Mr Murray	Case Officer:	Lewis Oliver
	I J Murray Associates Ltd		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is currently made up of a vacant detached bungalow with hipped concrete tiled roof and red brick walls. There is a plastic clad porch addition to the front and rooflight in the rear roof slope. There is a small outbuilding to the rear and detached garage, with vehicular access to the side of the dwelling. The bungalow faces, but is set back from, Haslemere Gardens by approximately 8m.

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

3 Proposal

The proposal is for the demolition of existing bungalow and erection of 1No. three bed chalet bungalow. The new proposal sets the properties back to the line of the neighbouring buildings.

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)
DM9	(Development in the Coastal Zone)

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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control, Havant Borough Council

No comments

Environment Agency

Original response:

In the absence of an acceptable flood risk assessment (FRA) we object to this application and recommend that planning permission is refused. The submitted FRA does not therefore, provide a suitable basis for assessment to be made of the flood risks arising from the proposed development.

Further response following the submission of further information:

We asked our flood risk team to review the comments and additional information.

Following that review, we confirm that we are prepared to **remove our objection** to the application.

This is on the basis that the application proposes a like-for-like replacement, and the following measures will reduce the level of flood risk compared to the existing situation:

- There is a reduction in sleeping accommodation on the ground floor;
- The upper floor is retained, which will provide a refuge area above predicted flood levels;
- Floor levels will be raised slightly compared to the existing dwelling; and
- There will be flood resilience measures built in to the dwelling.

Hampshire Highways

No Objection - As the proposed development is a replacement dwelling with the same number of bedrooms it is unlikely to generate any significant difference in traffic after the initial construction period. According to the application form there are no proposals to amend the existing access arrangements.

Public Spaces

No response

Waste Services Manager

No response

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: 12

Number of site notices: 1.

Statutory advertisement: Not applicable.

Number of representations received: 4

Comment	Officer Comment
The description of the proposed building as a bungalow is false. The upper floor has 2 bedrooms, a bathroom and a study, and a prominent array of upper storey windows to the rear elevation. This is entirely out of character with the existing building and with those on either side of it. At the very least, the row of dormer windows should be replaced by Velux-style windows to preserve the roofline common to adjacent properties. As it stands, this is a two storey detached house and is not appropriate for that plot.	Considered under paragraph 7.1 (ii)
We also have considerable concerns over the proposed demolition of the existing building and the associated derelict garage, both of which contain asbestos. We would like to know the precautions that would be taken and who is responsible for ensuring that all relevant controls are enforced.	The demolition of buildings with suspected asbestos is dealt with under other legislation by the Health and Safety Executive
Unhappy that the new dwelling will not be built on the original footprint; concern that frontage will be used as a car parking area.	Considered under paragraph 7.1 (ii)
Loss of privacy to adjoining properties	Considered under paragraph 7.1 (iii)

from first floor windows to rear	
Currently the view to the West from our balcony, kitchen and dining area, is of a roof of a Bungalow.	
The new plans show the East elevation to be a two story house completely changing our view and privacy.	Loss of a private view is not a material planning consideration
The new structure is not a Bungalow, but a house and thus not a replacement for the existing structure.	Considered under paragraph 7.1 (i) and (ii)

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) Parking and highway safety
- (v) Flood risk
- (vi) CIL and SRMS

(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.

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

This application puts forward a revised proposal for the site following the previous refused application. With the proposal now comprising a demolition and rebuilding operation, rather than the extensions to the existing property previously proposed, this has given the scheme more flexibility in terms of the siting and design of the proposal. This revised proposal sets the new property back to the line of the neighbouring buildings. This creates additional garden space to the front of the property that is proposed to be landscaped, which would retain and improve the verdant nature of the street scene and remove the potential for the development to be dominating and visually incongruous for the character and appearance of the area.

Whilst the new dwelling will exhibit a more overt chalet bungalow character than the existing bungalow, the overall scale and bulk of the proposed development is considered compatible with the character of the street scene, which features a range of both bungalows and chalet bungalows in the vicinity of the site.

As such the development as now proposed is considered to be consistent with the existing streetscene and as a result would not have a significant adverse impact on

the character and appearance of the area. As such this scheme is considered to comply with the advice laid out in Policy CS16 of the Local Plan (Core Strategy) 2011.

(iii) Impact upon residential amenity

The proposed replacement dwelling will be set back in line with the existing dwellings numbers 20 and 24 to the North and South - this will result in the gable ends of the buildings largely aligning. As such it is considered that given this layout, in combination with the proposed size, scale and massing of the chalet bungalows, that the development would not have a significant adverse impact on the amenities of 20 and 24 Haslemere Gardens with regard to loss of sunlight/daylight or overbearing impact.

It is noted that the proposed design includes the provision of dormer windows on the rear elevation of the proposed dwelling, which will result in some oblique overlooking of the adjacent garden areas of Nos 20 and 24 Haslemere Gardens. However this is a conventional arrangement for a residential area, and it is not considered to result in an unacceptable level of overlooking.

Concerns have also been raised by properties east of the site in Itchenor Road . The proposed development would see the new dwelling extended towards the rear with a back to back distance of 23m provided from dwellings to the east. These distances, which exceed those recommended in the Borough Design Guide SPD, coupled with the intervening boundary screening, would ensure that the development does not harm the residential amenities of dwellings to the east and west of the application site.

(iv) Parking and highway safety

It is considered that the vehicular movements associated with the new development would be similar to the existing 3 bed property and not be to a degree that would significantly alter the characteristics of the area or result in increased risk to highway safety. Whilst there are no on street parking restrictions allowing vehicles to park on the highway, sufficient on-site parking is provided for the scale and nature of development proposed.

The development therefore accords with the adopted parking standards for the scale of development proposed, and would not result in matters prejudicial to highway safety.

(v) Flood risk

The application site is located within flood zone 3, which has the highest level vulnerability to flooding. The site currently benefits from flood defences at Eastoke Corner. The proposal is to replace an existing dwelling on a like-for like basis, and the following measures have been included in the submitted Flood Risk Assessment, which will reduce the level of flood risk compared to the existing situation:

- There is a reduction in sleeping accommodation on the ground floor;
- The upper floor is retained, which will provide a refuge area above predicted flood levels;
- Floor levels will be raised slightly compared to the existing dwelling; and
- There will be flood resilience measures built in to the dwelling.
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Finally, the FRA recommends that all occupants of the building sign up to the

Government's Flood Warning Service and prepare a Flood Warning and Evacuation Plan in accordance with

advice from the Environment Agency, to ensure that adequate warning is received prior to an extreme tidal flood event.

In conclusion on this matter the EA have now raised no objection to this development, and are content with the measures in place to ensure that the development is free from the risk of flooding and is sustainably drained (subject to conditions).

(vi) CIL and SRMS/Water Quality

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 the net new floorspace plus indexing. It is considered that there is a CIL liability for this site, and the developer has been advised of the appropriate figure.

The existing dwelling is a 3 bed unit, which is proposed to be replaced by a 3 bed unit. As such it is not considered that the development would increase the recreational pressure on the Solent SPAs, nor would it result in any additional households which would add to the pressures on water quality in those SPAs. As such it is not considered that a financial contribution is required in this case as it would not alter the existing recreational pressure or water quality issues, which the existing dwelling creates.

8 Conclusion

The proposed development is not considered to have a significant adverse impact on the character and appearance of the area, neighbouring amenity or on highway safety. A revised Flood Risk Assessment has been submitted and it is considered that the development would be safe from flooding. As such the development is considered acceptable.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/01169 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

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 Double Roman Mosborough - red
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.