
Site Address:	26 West Haye Road, Hayling Island, PO11 9RN		
Proposal:	Demolition of existing dwelling and erection of 1No. single storey 2bed. dwelling with associated parking and refuse.		
Application No:	APP/19/00524	Expiry Date:	19/07/2019
Applicant:	Brian Smith Builders		
Agent:	Mr D Treagus	Case Officer:	Tina Pickup
	Derek Treagus Associates		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

The red lined application site relates to just the front part of a larger site at 26 West Haye Road. The whole site previously comprised a gable front detached bungalow on a deep site that benefits from extra width at the rear where there was a separate habitable outbuilding aswell as a line of sheds along the rear, southern boundary. Additionally there was a swimming pool in the rear garden area. All structures on the site have now been demolished pending the outcome of both this current application and APP/19/00021.

The land slopes down slightly to the south and the property to the east, No 28, is set at a slightly lower level. Boundaries are mixed - the eastern boundary with No 28 comprises a white rendered wall and the western boundary with No 24 comprises a mix of fencing at the front of the site and a wall to the rear. There is a line of mature evergreen trees adjacent the wall providing existing screening for a section approximately mid-way back in the site.

The area is characterised by predominantly linear detached bungalows set on modest plots. To the east, there is a backland development of 4 bungalows set behind frontage development. This is a high density, tight development and these properties have small gardens, just about 7m. This scheme was permitted under ref 01/54265/002 in November 2011 before the current Design Guide SPD was adopted.

2 Planning History

Current application:

APP/19/00021 - Demolition of existing dwelling and erection of 3No. 2bed dwellings with parking and refuse.

This application is currently delayed due to the nitrates water quality issue

3 Proposal

Demolition of existing dwelling and erection of 1No. single storey 2bed. dwelling with associated parking and refuse.

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)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS21	(Developer Requirements)
DM13	(Car and Cycle Parking on Residential Development)

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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

Community Infrastructure

There appears to be no CIL Liability as the existing floorspace is greater than that of the replacement dwelling. This should be confirmed in the Officers Report and in writing to the applicant, post decision by the CIL Team.

If this is a replacement dwelling the Solent Recreation Mitigation Strategy does not apply.

Crime Prevention

None received

Hampshire Highways

The Highway Authority have no objection subject to the following conditions :-

Prior to occupation the area shown on the approved plan for the parking and turning of vehicles shall be provided, made available and reserved for those purposes at all times thereafter.

Prior to occupation the access shall be surfaced in a non-migratory material for at least the first 6m. measured from the site's front boundary. The surfacing shall be retained in this form thereafter.

Natural England

No Objection

Deterioration of the water environment

With regard to the integrity of the Solent designated sites (SPA, SAC, Ramsar), we advise that there is currently uncertainty as to whether the increase in waste water from new housing in the Solent catchment will have an adverse effect on the international sites. As this proposal will not increase the net number of dwellings within the catchment, Natural England has no objection in relation to this issue.

Species and Biodiversity Enhancement

Natural England refer your authority to our national standing advice for protected species. As standing advice, it is a material consideration in the determination of the proposed development in this application in the same way as any individual response received from Natural England following consultation and should therefore be fully considered before a formal decision on the planning application is made.

It is a requirement of all development to enhance the natural environment, as stated in the NPPF (2018 as amended), paragraph 109. Natural England recommend that an appropriate level of enhancement, such as the addition of bat boxes and/or bird boxes, are secured as part of this application.

Public Spaces

None received

Waste Services Manager

None 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: 24

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
I was unclear from the plan what was happening . The plan has three plots on it but this is an application for one plot	Clarification provided;
Please can you clarify if any trees or hedges will be affected by this proposed build. On the section 15 of the application neither yes or no is ticked and therefore it is not possible to comment effectively.	Confirmed plans show western boundary trees as retained and other areas landscaped

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) Highways and parking
- (v) Contributions

(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. Application APP/19/00021 was submitted first and proposes 3 dwellings on the whole site - however this application cannot currently be determined due to the nitrates water quality issue arising from increased population and need for an HRA and appropriate mitigation. Therefore the applicant has submitted this application APP/19/00524 on just the front part of the site proposing a one for one replacement dwelling, with the remainder of the site outlined blue. As such there would be no population increase arising from this application - the original dwelling had 4 bedrooms (an assumed population of 3 persons) and the proposed dwelling would have 2 bedrooms (an assumed population of 2 persons). On this basis there would be no net increase in population or nitrate discharge and Natural England have confirmed they have no objection to the proposal in principle.

The proposed layout and design safeguards the future development of the site in accordance with APP/19/00021 once appropriate nitrate mitigation solution is resolved.

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

The proposed replacement bungalow would have a hipped front elevation with central bay and porch feature. The dwelling would be on approximately the same footprint as the original dwelling, but would be smaller and narrower, allowing for provision of a side access drive of 3.7m in width to serve ultimately, 2 further dwellings at the rear.

Proposed materials include: Ibstock bricks in Bexhill Red; Marley Modern Grey concrete tiles with terracotta ridge tile; white UPVC windows and guttering; and for the hard surfacing: a mix of charcoal grey blocks; brindle blocks and asphalt.

In street scene terms it is considered that the proposed replacement bungalow would be in keeping with the character and appearance of the area, in accordance with policy CS16.

(iii) Impact upon residential amenity

In terms of future occupiers the proposed dwelling has a 10m rear garden which complies with the adopted Design Guide SPD. In terms of impact on neighbours, the replacement bungalow is of smaller footprint and similar height and siting and overall would have a similar or lesser impact in terms of bulk and mass. Side windows would be screened by existing boundary treatments and at ground floor level would not result in any adverse overlooking. The proposal is therefore considered compliant with the Design Guide SPD and policy CS16.

(iv) Highways and parking

The proposed dwelling requires 2 spaces to comply with the parking SPD and these are provided as one at the front and one at the rear. The red line includes the side drive and one of the spaces and turning area to the rear, enabling vehicles to enter and leave in a forward gear. Hampshire Highways have not objected to the proposal but request conditions including surfacing in a non-migratory material for the first 6m. It is proposed to surface the drive in asphalt with grey blocks for the parking spaces.

These are non-migratory and would achieve the aim of the condition. Visually the mix of materials, together with a landscaped frontage would sufficiently break up the appearance of the frontage. Overall the proposal is considered compliant with policy DM13 and the Parking SPD.

(v) Contributions

As a one for one replacement there is no additional household and as such there is no requirement for a Solent Recreational Mitigation contribution. In terms of CIL the original floorspace of buildings on site amounted to some 305sqm and the proposed bungalow would be 86 sqm. Therefore there would be no CIL liability for this application. The CIL team will confirm this on decision.

8 Conclusion

As a one for one replacement the proposed smaller bungalow is considered appropriate to the visual appearance of the street scene and would have minimal impact on the amenity of neighbouring residents. Accordingly the proposal is recommended for permission.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00524 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:

Block & Location Plan
Proposed Plans and Elevations Drg No. 19/803/02
Proposed Finishes annotated on Drg No 19/803/01 and /02

Reason: - To ensure provision of a satisfactory development.

- 3 Prior to the first occupation of the hereby approved dwelling a detailed soft landscaping scheme for the areas shown on the hereby approved plans as new landscaping shall be submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed distribution and species of ground cover to be planted, the positions, species and planting sizes of any trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works. The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained 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 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 2019.

- 4 The works hereby permitted shall not be occupied unless or until the development has erected a minimum of one bat roosting unit and one bird nesting unit within the site in regards to securing ecological mitigation and enhancement measures in accordance with Conservation Regulations. The boxes shall be retained as such thereafter.

Reason: To provide ecological protection and enhancement in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011 and National Planning Policy Framework.

- 5 The car parking, servicing and other vehicular access arrangements 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.