
Site Address:	18 Manor Way, Hayling Island, PO11 9JH		
Proposal:	Demolition of existing bungalow and erection of 2No. 3bed chalet bungalows.		
Application No:	APP/19/00093	Expiry Date:	01/04/2019
Applicant:	Mr Walker		
Agent:		Case Officer:	Daphney Haywood
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises a detached bungalow situated on the north side of Manor Way. Manor Way lies to the north of Seafront and is accessed from Chichester Avenue and Sea Grove Avenue. The area is of medium density comprising mainly bungalow and chalet bungalow development.
- 1.2 To the rear of the site is Lyndhurst Close which is a cul- de-sac development of detached single storey dwellings which is well screened from the application site by the hedges that form the rear site boundary treatment. To the west is 20 Manor Way a detached chalet bungalow and to the east is 16a an attached bungalow. Opposite the application site are a 2 storey house and a bungalow development.
- 1.3 The existing bungalow is in a poor state of repair. The site is level and the rear garden is mainly laid to lawn with overgrown hedging and shrub beds.

2 Planning History

None

3 Proposal

- 3.1 Demolition of existing bungalow and erection of 2No. 3bed chalet bungalows. The plans have been amended to reduce the size of the front dormer windows and the design of the rear dormers. Additionally, the integral garage has been changed to habitable floorspace and parking is now provided to the front of the dwellings with 2 spaces for each property.

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
CS14 (Efficient Use of Resources)

CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS21	(Developer Requirements)
CS9	(Housing)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

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

Size of ground floor wc compartment does not appear to comply with Approved Document M requirements.

Building Regulation consent will be required

Officers note - *applicant advised. Amended plans received.*

Community Infrastructure, Planning Policy & Urban Design

The development is CIL Liable, in accordance with our CIL Charging Schedule:

<http://www.havant.gov.uk/sites/default/files/documents/HBC%20CIL%20Charging%20Schedule%20Full%20Document%20Feb%202013.pdf>

The amounts in the Charging Schedule are indexed according to the year in which permission is issued, if the permission is issued in 2019 the amount of indexation would be 39.73%.

To enable the existing floorspace to be taken into consideration as outlined in the CIL Additional Information Form we will need to know the date the property was last in use. The existing bungalow needs to be in use 6 months of the three years preceding the decision date

Instructions should be passed by the Case Officer to the CI Team to issue the Solent Recreation Mitigation Strategy Unilateral Undertaking, now based on the number of **net** additional dwellings and their respective number of bedrooms. in this case 1 dwelling with 3 bedrooms. See

<http://www.havant.gov.uk/unilateral-undertaking-solent-recreation-mitigation-strategy>.

Natural England

No objection subject to mitigation.

Your appropriate assessment concludes that your authority is able to ascertain that the proposal will not result in adverse effects on the integrity of any of the sites in question. Having considered the assessment, and the measures proposed to mitigate for all identified adverse effects that could potentially occur as a result of the proposal,

Natural England advises that we concur with the assessment conclusions. Provided the applicant is fully compliant with the Solent Recreation Mitigation Partnership Definitive Strategy and an appropriate planning condition or obligation is attached to any planning permission to secure the contributions towards this mitigation measure, Natural England is satisfied that the applicant has mitigated against the potential adverse effects of recreational disturbance on the integrity of the European site(s).

Highways Engineer, Development Engineer

The Highway Authority has no adverse comment to this application.

Public Spaces

No comments received

Waste Services Manager

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: 9

Number of site notices: One

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
no objections. However we would like confirmation that the side boundary to the rear of the property will be fenced complementary to the front side boundary fence . We would advise that we paid for the front side fencing. We were unable to extend fencing beyond the back building line in view of the numerous shrubs in No18 back garden but bearing in mind the proposed plans we assume new buildings and neighbours might well clear the shrubs and get to the fencing which is in serious disrepair.	Boundary and landscaping conditions recommended. (agreed by applicant)
We would appreciate the new owners being made aware of this requirement to safeguard our property and privacy.	

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) Highway Implications
- (v) CIL considerations
- (vi) SRMS considerations and Appropriate Assessment

(i) Principle of development

7.1 The site is within an urban area as identified by the Havant Borough District Wide Local Plan 1996-2011, therefore the proposal is acceptable in principle provided it is of a high quality design, the relevant contributions are provided and the proposal does not have a significant adverse effect on the neighbouring properties or the character of the area.

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

7.2 This part of Manor Road is characterised by bungalow and chalet bungalow development. The plans have been amended to reduce the bulk of development and in respect to the street scene the property is set off the side boundaries and 2 of the dormers have been reduced in size so that they now sit comfortably within the roof slope. Each property would be served by 2 parking spaces to the front, with the remainder of the frontage landscaped to break up the hardsurfacing. Each property would be served by a garden in excess of 20 long by approx. 10m wide which exceeds the requirements of the Borough Design Guide.

7.3 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 nor contrary to the Borough Design Guide and Policy CS16 of the Havant Borough Core Strategy.

(iii) Impact upon residential amenity

7.4 The development which would be sited slightly in excess of 1m from the side boundaries, would not project forward of the properties to either side, and only marginally beyond the rear of No 20 Manor Way which has no windows in the side elevation. In respect to 16a this property has a door and small window in the side elevation. These are secondary in nature and the roof of the proposed development has been hipped back to reduce the impact. Given the nature of these windows and that the existing single storey development results in some overshadowing this relationship is considered acceptable, meeting the requirements of policy CS16 of the Core Strategy.

(iv) Highway Implications

- 7.5 The Councils Development Engineer has raised no objection to the proposal on the grounds of the information provided that parking is conditioned and the provision of dropped kerbs covered by an informative.

(v) CIL

- 7.6 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 a CIL liability and the additional information and assumption liability CIL forms have been submitted.

(vi) SRMS considerations and Appropriate Assessment _

- 7.7 This development would increase the number of dwellings within the 5.6km zone identified as significant in potentially increasing recreational pressure on the Solent SPA. Natural England's advice in regard all new housing development within this zone is that it is likely to have a significant effect on the SPA.
- 7.8 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, this includes an Appropriate Assessment under Regulation 63. This is included in the case file. The screening under Regulation 63(1)(a) found that there was likely to be a significant effect on Chichester and Langstone Harbours Special Protection Area due to the increase in recreation as a result of the development. The planning application was then subject to an Appropriate Assessment under Regulation 63. This assessment included a package of measures based on the suggested scale of mitigation in the Solent Recreation Mitigation Strategy and the applicant has indicated a willingness to enter into a legal agreement to secure the mitigation package. The Appropriate Assessment concluded that this is sufficient to remove the significant effect on the SPAs which would otherwise have been likely to occur. The HRA was subject to consultation with Natural England as the appropriate nature conservation body under Regulation 63(3) who have confirmed that they agree with the findings of the assessment. The applicant has subsequently entered into a legal agreement to secure the mitigation package.

8 Conclusion

- 8.1 It is considered that the proposal accords with the relevant adopted Local Plan and the guidance set out in the Borough Design Guide SPD and the NPPF. The application is therefore recommended for permission.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00093 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 V3 Received March 2019

LOCATION V3 Received March 2019

A100 AMENDED PROPOSED GROUND FLOOR PLAN Received April 2019

A101 AMENDED PROPOSED FIRST FLOOR PLAN Received March 2019

A102 AMENDED PROPOSED ELEVATIONS Received March 2019

A103 AMENDED PROPOSED STREET SCENE Received March 2019

A104 AMENDED PROPOSED SITE PLAN Received March 2019

Reason: - To ensure provision of a satisfactory development.

- 3 No development hereby permitted shall commence until plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Authority, the development hereby permitted shall not commence prior to the completion of the installation of all screening provision as is thus approved by the Authority. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.

Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 No development hereby permitted shall be commenced until a detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the 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.

- 5 The finished ground floor level shall not exceed 150mm above existing ground level of the site.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 No above ground construction shall commence until samples and details of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 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.

- 8 The premises shall not be occupied before the proposed access and the crossing of the highway verge and/or footway is constructed and laid out in accordance with the approved details.

Reason: In the interests of highway safety and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.