
Site Address:	Land adj 56 Kings Road, Hayling Island, PO11 0PD		
Proposal:	Demolition of extension and erection of 1No. 2 bed dwelling.		
Application No:	APP/18/00708	Expiry Date:	06/09/2018
Applicant:	Mr & Mrs Hoolihan		
Agent:	Mr P Walker	Case Officer:	Emma Chisnall
	Island Design		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 No 56 Kings Road is a semi-detached two storey dwellinghouse situated in Hayling Island. The dwellinghouse is constructed of facing brickwork and concrete tiles and is situated forward in its plot with a 15m deep garden laid with lawn and surrounded with a curtilage boundary constructed of a mixture of 1m hedging and timber fencing to the north and 2m brick wall to the south.
- 1.2 No 56 benefits from an amenity space to the front, side and rear of the dwellinghouse and currently has a single storey extension to the south side which is proposed to be demolished and a two storey dwellinghouse constructed to the south side in order to accommodate a two bedroom dwellinghouse. A parking provision of two spaces is proposed to the front of No 56 with two parking spaces in the south amenity space to serve the new dwelling. Two dropped kerbs would be required to be installed. The existing boundary to the south of the site is 1m high open fencing.
- 1.3 The surrounding area is residential in character featuring two storey semi-detached and terrace dwellings to the north, east and west.

2 Planning History

None

3 Proposal

- 3.1 Demolition of extension and erection of 1No. 2 bed dwelling measuring approximately 4.6m wide, 9m deep and 8.9m high
- 3.2 The works involve the demolition of an existing single storey side extension to the south of No 56. The works are proposed to retain the existing curtilage boundary and shall retain a set off from the boundary to the south by approx 4.5m. The works shall not alter the front elevation of No 56 however two new dropped kerbs shall be installed to create a parking provision to the front of No 56 and to the rear south of the site to serve the new dwelling.
- 3.3 The proposed dwellinghouse is proposed to be built in matching materials and shall follow the existing ridge height of No 56 at approximately 8.9m high.

4 Policy Considerations

National Planning Policy Framework 2018

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)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS20	(Transport and Access Strategy)
CS21	(Developer Requirements)
CS8	(Community Safety)
CS9	(Housing)
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

Building Control, Havant Borough Council

No comments

Community Infrastructure, Planning Policy & Urban Design

CIL Liable.

Instructions should be passed by the Case Officer to the CI Team in the usual manner to issue the Solent Recreation Mitigation Strategy Unilateral Undertaking, now based on the number of dwellings and their respective number of bedrooms. See <http://www.havant.gov.uk/unilateral-undertaking-solent-recreation-mitigation-strategy>

Developer Services, Southern Water

No objection.

Please be advised that there is a sewer within the development site boundaries. From the provided information it appears that the sewer is deemed to be private, however if the sewer is found to be public, the developer shall contact Southern Water regarding the proposals of any works affecting this apparatus within 3 metres either side.

Southern Water requires a formal application for a connection to the foul sewer to be made by the applicant of developer. We request that should this application receive planning approval, the following informative is attached to the consent:

A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW or www.southernwater.co.uk.

Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website.

The planning application form makes reference to drainage using Sustainable Urban Drainage Systems (SUDS).

Under current legislation and guidance SUDS rely upon facilities which are not adoptable by sewerage undertakers. Therefore, the applicant will need to ensure that arrangements exist for the long term maintenance of the SUDS facilities. It is critical that the effectiveness of these systems is maintained in perpetuity. Good management will avoid flooding from the proposed surface water system, which may result in the inundation of the foul sewerage system. Thus, where a SUDS scheme is to be implemented, the drainage details submitted to the Local Planning Authority should:

- Specify responsibilities of each part for the implementation of the SUDS scheme.
- Specify a timetable for implementation
- Provide a management and maintenance plan for the lifetime of the development.

This should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water.

Officer Comment: An informative shall be included with the decision

Highways Engineer, Development Engineer

The Highway Authority has no adverse comment subject to the provision of the two new dropped kerb accesses shown on the submitted plan.

An informative should placed on any future permission stating the develop must seek the permission of the Highway Authority for the details of the construction of the dropped kerb.

Officer Comment: An informative shall be included with the decision

Natural England Government Team

No objection subject to securing mitigation

Public Spaces

No comment

Traffic Management

The traffic team has no adverse comment to make on this application

Waste Services Manager

I have no concerns over waste collection regarding this planning application, thank you

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: 1

Statutory advertisement: Not applicable.

Number of representations received: 3

Comment	Officer Comment
Concern raised by No 58 Kings Road: I strongly object due to the new suggested build as it will be able to look straight in to my bedroom also kitchen - this will give me no privacy what so ever. At present i have a lovely view of trees and space. I feel it will make my house feel over shadowed as this is where the sun rises as it will block the morning sun. Also it is a concern that when i drive out of my drive way i have limited visibility, having a new 2 story building there will really affect my visibility causing potential danger to my self and other on coming traffic on that bend.	See section 7
Concern raised by No 54 Kings Road: As the owners of the adjoining property to No 56 (No 54), we currently own and live in a Semi-detached house if the new build is approved then we will suddenly become the owners of an End of Terrace house. I assume the current owners are doing this for financial gain ,however I am sure we will lose out when coming to sell our property as we are advised that as an End of Terrace house it's value will decrease.	Not a material planning consideration
Concern raised by No 71 Kings Road: I object to planning due to a safety issue for road users and pedestrian , this would block vital vision for both to see on coming cars on such a dangerous blind bend, highways should investigate this in more detail, the road is used by people taking children to school, it is often a single lane which is very dangerous during school terms.	See section 7

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) Residential amenities of the proposed dwelling
- (v) Parking
- (vi) Developer Contributions

(i) Principle of development

7.2 The application site is situated within an urban area as defined by policy CS17 where further development is considered acceptable subject to the usual development control criteria. Policy CS9 supports new dwellings which help the Borough achieve its allocated housing requirement and therefore the principle for the additional dwelling is acceptable.

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

7.3 The works propose a two bedroom dwellinghouse to be built to the south side of No 56 Kings Road which shall be to the same ridge height as No 56 with a width of approximately 4.6m and depth of approximately 9.5m. The works would alter the pair of semi-detached dwellings creating a three property terrace. Although this would disrupt this immediate pattern of housing it is noted that streetscene of Kings Road is varied and contains semi-detached, link detached and terrace dwellings. Therefore, the works are considered to not disrupt the pattern of development significantly and would have an acceptable visual impact on the locality of the area which complies with policy CS16 of the Havant Borough Local Plan (Core Strategy).

7.4 The application site has a adequate plot size to the south and can accommodate the proposed modest dwellinghouse without creating a cramped and crowded appearance in the streetscene. The works shall retain a modest amenity space to the front, side and rear therefore reducing the visual dominance of the development and from being built in matching materials to that of No 56 the works are considered to look in keeping to the immediate locality and not out of place. A condition shall be included with the decision to request further information and samples to be submitted to the Local Planning Authority for approval in order to ensure that the materials proposed are in keeping to the material palette and appearance of the area.

7.5 The removal of the front curtilage boundary and development of the dropped kerb to accommodate two parking spaces to the front of No 56 is considered to reflect the typical pattern of parking provisions to the front of dwellings within the streetscene. Multiple neighbours have carried out similar development and therefore this is considered to not look out of keeping on No 56 and shall be in keeping to the immediate locality and character of the area. The development is considered to be acceptable.

(iii) Impact upon residential amenity

7.6 The works have the potential to impact No 58, 56 and No 54 Kings Road. Although the works shall bring development in closer proximity to the dwellings to the south including two first floor windows in the south side elevation, these neighbours would be separated an adequate distance from the proposed works via the highway and green

space creating a distance away from the proposed development of approximately 35m. This is considered a sufficient distance to ensure the amenity of these neighbours is not impacted significantly and no direct overlooking occurs.

- 7.7 Concern has been raised by the neighbouring dwelling to the west No 58 Kings Road that the first floor bedroom window in the rear elevation of the proposed dwellinghouse would cause overlooking into a bedroom and kitchen window positioned within the east side elevation of No 58. Following this concern plans have been amended which propose a high level window fitted with obscure glass to serve the bedroom window at first floor in the rear elevation of the proposed dwellinghouse. To allow sufficient light into this room a window in the first floor south side elevation has been proposed. This alteration of the plans is considered to satisfactorily address the concern raised by No 58 and shall be conditioned as part of the decision to ensure privacy levels are protected between the neighbours.
- 7.8 No 58 Kings Road has raised concern that the works shall prevent light reaching the neighbouring dwelling and reduce visibility. The proposed dwellinghouse shall be positioned to the east of No 58 and therefore has the potential to impact light levels but it is noted that this would only be for part of the time in the morning. The works are also set approximately 15m away from No 58 which shall reduce this impact further. It is therefore considered, on balance, that the impact caused by the proposed dwellinghouse is not significant enough to substantiate a reason for refusal of the application and the works are considered to be acceptable.
- 7.9 Visibility has been raised as a concern by No 58. Although the works shall fill a gap between No 56 and the highway it would be noted that the dwellinghouse would remain set off the boundary to the south by approx 4.5m when taken from a central point. This adequate distance would permit a view to the highway and land to the south. It is noted that due to the orientation of No 58 the primary windows that serve the neighbour are in the front and rear elevations and therefore the view afforded from them is considered to not be significantly compromised from these elevations as the development is in line with the neighbours side elevation. Coupled with the distances between the neighbours the works are considered to not reduce visibility by a significant level and would not appear over-bearing or dominant.
- 7.10 No 54 Kings Road is the attached neighbour to the north. This neighbour shall be screened from the proposed dwelling by No 56 which shall protect and maintain all existing amenities of the neighbour resulting in the works having a limited and acceptable impact. . Although concern has been raised regarding the devaluation of the home, this is not a material planning consideration and could not be commented on further. The works are considered to be acceptable.
- 7.11 No 56, the applicant, has the potential to be impacted by the proposed development. The works shall remove an existing south side window serving a hallway but it is noted that this shall be served by a door in the front elevation which is considered sufficient to serve this space. The works also project past the rear elevation of No 56 and from being to the south, have the potential to impact light levels reaching the ground floor window serving the kitchen. The projection, however, is modest in scale and when tested does not breach the 45 degree line which would reduce the impact caused and ensure that only part of the afternoon light is affected. With no objection being made the development, on balance, is considered to have an acceptable and neighbourly relationship with No 56. No.56 also retains a rear garden with a depth of approximately 17m. This is an acceptable external amenity area.

(iv) Residential amenities of the proposed dwelling

- 7.12 The layout shows how the site would be laid out and includes two parking spaces. A garden depth of 15m with a garden width of 6.5m to the east end and an average 4.2m towards the west end is provided which complies with the Boroughs Design Guide and is considered to be an appropriate size. Due to the position of the dwellinghouse creating an end of terrace development it is considered that the new dwelling would not suffer from being over-looked and although it would be two storeys in height would be set sufficiently away from the shared curtilage boundaries to the north and west of the site. Permitted Development Rights shall be removed via a condition with the decision to ensure that amenity space is retained and so that no further development at ground, first floor and roof level do not cause significant over-looking to neighbouring dwellings or lead to over-development of the site. .

(v) Parking

- 7.13 The proposed dwellinghouse can accommodate two spaces onsite to the south of the site which accords with the Boroughs Parking SPD for a two bedroom home. This would however remove the provision for No 56 which is also a two bedroom dwellinghouse. In order to accommodate this provision two parking spaces have been proposed to the front of the dwellinghouse which would require a dropped kerb from Kings Road. Although this would remove the amenity space currently in place to the front of No 56 and the attractive appearance of the dwellinghouse that accompanies it, it is noted that most dwellings along Kings Road have a parking provision to the front. Therefore, the works proposed to No 56 are considered to not look out of keeping nor detract significant character from the area as a result and are therefore considered to be acceptable. The dropped kerbs shall need to be applied for via County Highways and therefore an informative shall be included with the decision recommending this. The required provision can be met and complies with the Parking Standards SPD.
- 7.14 Concern has been raised by No 71 & 58 Kings Road that the development of a dwellinghouse to the side of No 56 would mean access from the neighbouring properties and within the streetscene would be un-safe. Both the highways and traffic team have been consulted with in regards to the proposed development and no objection has been raised to the proposed development. The works are set away from the highway by approximately 4.5m at a middle point therefore retaining an acceptable gap to view traffic approaching from the north, east and west. The works and proposed dropped kerbs shall also reflect a typical pattern and layout of other dwellings when it comes to vehicles accessing properties and therefore the application is considered to not result in significant enough harm to substantiate a reason for refusal and is considered to be acceptable.

(vi) Developer Contributions

- 7.15 Being a new dwelling, No 56 is required to make a contribution towards the Solent Recreation Mitigation Strategy (SRMS) in order to comply with Policy DM24 of the Allocations Plan and Natural England's consultee response. This contribution was paid in the form of a one off payment. The payment of the appropriate SRMS contribution is sufficient for the application to meet the requirements of the policy and Natural England's advice in this respect. A Habitats Regulations Assessment has been carried out and this development with the secured contribution is considered to meet HRA requirements as confirmed by Natural England.
- 7.16 The application is liable to pay the Community Infrastructure Levy a total of

£11,640.48 and the relevant forms have been sent including a draft liability notice.

8 Conclusion

- 8.1 The proposed scheme for an additional dwelling to the side of No 56 with appropriate conditions shall not give rise to any undue amenity space issues, has an acceptable impact on the character and appearance of the area and neighbouring residents and is acceptable in highway terms. The proposal is therefore considered to accord with the relevant Local Plan and Allocations Plan policies 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/18/00708 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:

Existing and Proposed Block Plan: Reference OI1227355 & OI1245386
Proposed Ground Floor Plan: Received 11.07.2018
Proposed First Floor Plan: Received 05.09.2018
Proposed Elevation Plan: Received 05.09.2018
Section Drawing: Received 05.09.2018

Reason: - To ensure provision of a satisfactory development.
- 3 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building alteration, means of enclosure or windows (including within the roof) shall be constructed within the curtilage of the hereby permitted new dwelling without the prior approval of the Local Planning Authority.
Reason: In the interests of the amenities of the neighbouring properties, to prevent a cramped form of development 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 and associated dropped kerb, servicing and other vehicular access arrangements shown on the approved plans (Location and Block Plan Reference OI227355) to serve the new dwellinghouse hereby approved and existing dwellinghouse No 56 shall be made fully available for use prior to the occupation of the dwelling hereby approved 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 No part of the development shall be first occupied until details of the type, siting, design and materials to be used in the construction of all means of enclosure including boundaries, screens or retaining walls, have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

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.
- 6 No development shall take place until finished floor levels for the proposed building(s) relative to agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

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.
- 7 No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.

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 and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 8 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used externally on the building(s) have 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 policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 9 No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use until the implementation of all such hardsurfacing has been

completed in full accordance with that specification.

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

- 10 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the building hereby permitted the window in the first floor on the rear elevation facing west and serving the bedroom shall have a minimum cill height of 1.7m from finished floor level, be fitted with non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

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.