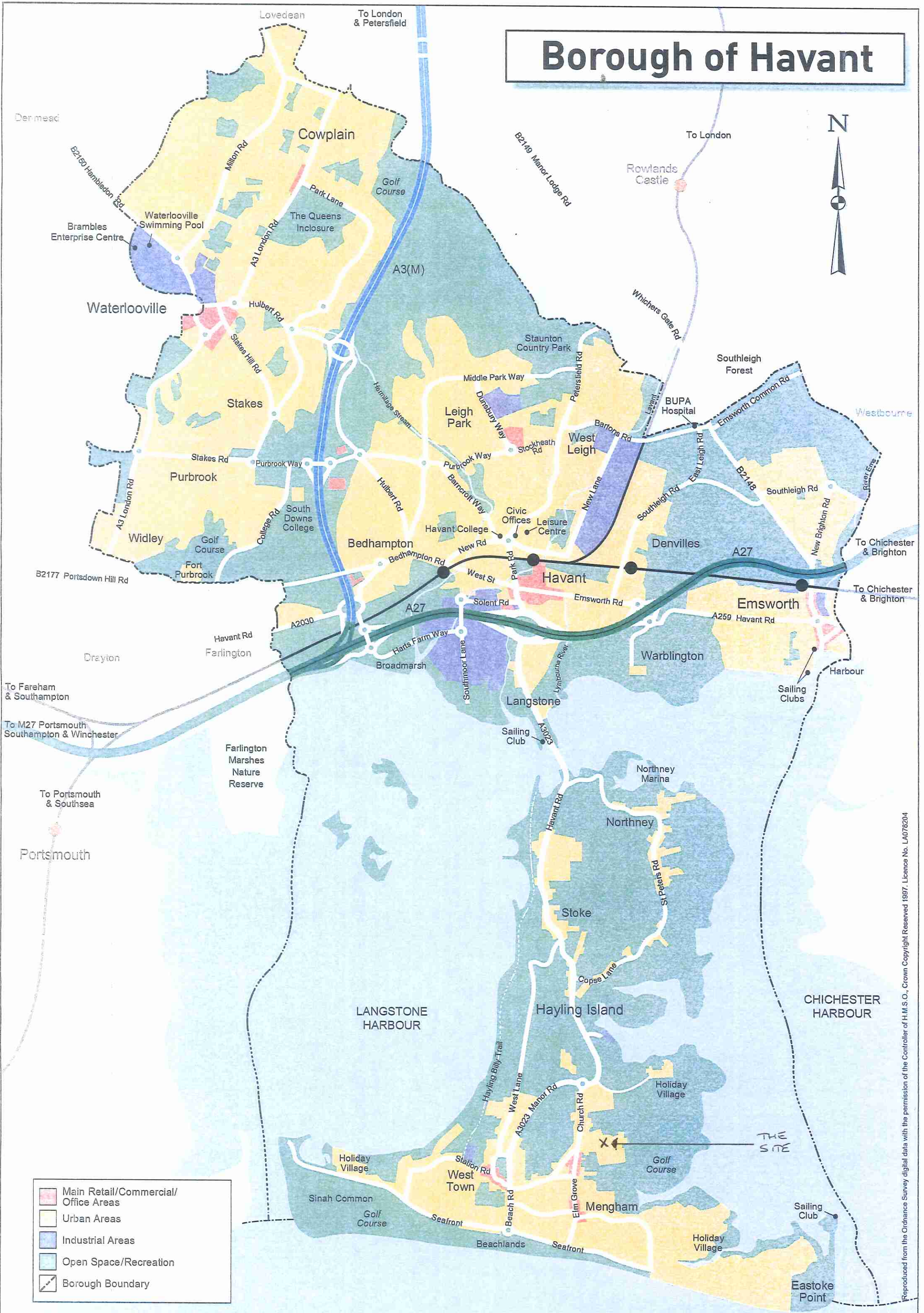
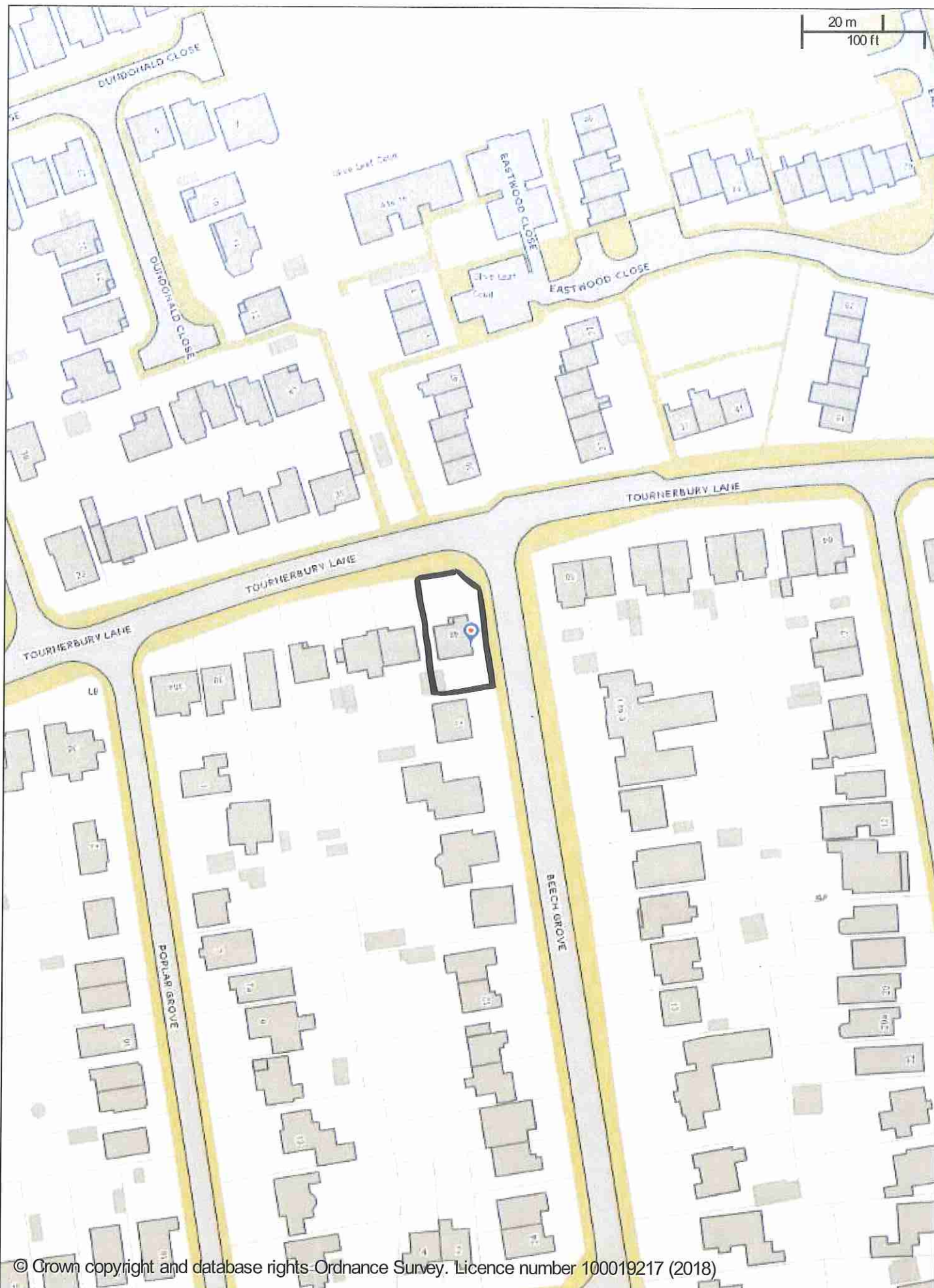


Borough of Havant



- Main Retail/Commercial/Office Areas
- Urban Areas
- Industrial Areas
- Open Space/Recreation
- Borough Boundary



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48 Tournerbury Lane Hayling Island

Scale: 1:1250

Printed on: 6/9/2018 at 12:53 PM

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E6 | High Quality Design

- 5.57 This policy would update and replace Policy CS16 (High Quality Design) in the Core Strategy and Policy DM21 (Shopfronts, Signs, Security Shutters and Advertisements) of the Allocations Plan. It also covers aspects of Policy CS8 (Community Safety) of the Core Strategy.

Why this policy is needed

- 5.58 The NPPF makes clear that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. This policy sets out the Borough's place-making objectives in terms of delivering high quality design, enhancing connections between people and places and integrating new development with the Borough's high quality natural, built and historic environment.
- 5.59 The Borough has a diverse built environment, but in many cases it will be appropriate to forge new places particularly where areas suffer from neglect and lack of identity. The policy also sets out how the Council aims to create safe and accessible environments so that crime and disorder, and the fear of crime²⁵, do not undermine the quality of life for the Borough's residents.
- 5.60 Havant and Waterlooville Town Centres and Hayling Island Seafront in particular lack identity and/or suffer from neglect and have poor connections to the surrounding areas. The Council therefore recognises the importance of good design as part of new development in order to forge new places, as well as responding to and enhancing its natural assets and more attractive built features.
- 5.61 Using Active Design principles²⁶ new development can encourage greater levels of daily physical activity in and around buildings and spaces, and promote healthy communities. Safe and convenient connections for walking and cycling within and around development can also help people to take responsibility for their own health and wellbeing. This policy indicates how appropriate supporting infrastructure can be integrated as part of new development to support physical activity and meet the needs of different users. Policy E7 (Health and Wellbeing) also sets out how new dwellings will be expected to contribute towards improved health and wellbeing of occupants.

E6 | High Quality Design

Planning permission will be granted for development that:

- a. Is designed to a high standard, which helps to create places where people want to live, work, visit and enjoy;
- b. Demonstrates that account has been taken of local design statements, neighbourhood plans and the design elements of conservation area appraisals which identify local character and distinctiveness;
- c. Demonstrates that it:
 - i. Responds to, and draws inspiration from its local context and where appropriate, forge a new sense of place through design;
 - ii. Considers characteristics such as heights, massing, existing building lines, plot widths and depths and proportions of building features such as windows and doors;

²⁵ Department for Communities and Local Government (2017) Chief Planning Officer letter – security and planning

²⁶ Sport England (2015) Active Design. Planning for health and wellbeing through sport and physical activity
<https://www.sportengland.org/media/3426/spe003-active-design-published-october-2015-email-2.pdf>

- iii. Identifies and positively responds to existing natural and built features including listed buildings, conservation areas and other heritage assets within or close to the development;
 - iv. Makes a positive contribution to the overall appearance of the street scene and wider area by use of good quality materials of appropriate scale, profile, finish, colour and proven weathering ability;
 - v. Produces a positive relationship with and between existing and proposed buildings, streets and spaces;
 - vi. Avoids over-dominance and not cause unacceptable harm to the amenity of neighbours through overshadowing, massing, the loss of privacy, outlook, overlooking, and through odour, noise or disturbance; and
 - vii. Plans for adverts, signage, lighting and other security features to be fit for purpose, fully integrated with the design, and do not adversely affect the visual amenity of the street scene or the amenity of neighbours.
- d. In addition, all non-householder development which will create new floorspace is expected to:
- i. Ensure the layout is appropriate in density, scale, and appearance and sufficiently flexible to respond to changing uses, lifestyles and demography;
 - ii. A setting for any new buildings is provided which is in keeping with the surrounding area
 - iii. Reduce opportunities for crime and anti-social behaviour and contribute to the creation of safe and inclusive communities;
 - iv. Consider new technologies and construction methods as part of building design, taking into account sustainability and resource efficiency;
 - v. Integrate with existing local landscape features and characteristics of the area protecting and enhancing local wildlife, biodiversity and ecology;
 - vi. Be well connected to and integrate with the local area by linking to existing pedestrian and cycle routes and encourages people to use public transport where possible;
 - vii. Ensure that it does not undermine the development potential of adjacent sites;
 - viii. Maximise opportunities for mixed uses and the co-location of facilities, particularly in town and district centres in accordance with the design principles set out by Policies KS4 and KS5;
 - ix. Promote and encourage healthy lifestyles and neighbourhoods in line with Policy E1.
 - x. Incorporate safe, secure and convenient provision for cycle storage and refuse and recycling facilities which is integrated within the overall design in line with Policy IN3;
 - xi. Ensure safe and convenient access for all in the public realm, including the elderly, the disabled and less able; and
 - xii. Integrate and design affordable housing in a way that is indistinguishable from market housing.

How the policy works

5.62 The criteria set out under section c of the Policy E6 apply to all types of development including (but not limited to) the following householder and other minor developments and external alterations to existing buildings:

- Extensions
- Garages, car ports, outbuildings, sheds and greenhouses
- Boundary walls, fences or gates
- Porches
- Satellite dishes/radio aerials
- Dormer windows or other alterations to the roof

- Conversions and changes of use
- Shopfronts
- Signage
- Lighting

- 5.63 The Council recognises it is important to ensure that new signs do not result in a cluttered appearance on an individual building or on the wider street scene. Signs must also be of an appropriate size and scale for the building and its surroundings. Security shutters and other features can also create significant visual intrusions in the street scene. It is important that proposals are fit-for-purpose and are fully integrated within the design.
- 5.64 Illumination, particularly in or adjacent to conservation areas, heritage assets and in or adjacent to or visible from Chichester Harbour AONB, can detract from the overall appearance of a building or area. Signage in or close to the AONB should also have regard to the Policy E11 and the Chichester Harbour AONB SPD (July 2017).
- 5.65 In addition to section c, the criteria set out under section d are relevant to developments which include the creation of one dwelling or more and any new commercial floorspace. It is recognised that the criteria in section d are a guide and development will not be expected to fulfil requirements which are not relevant to the scheme in question.
- 5.66 Constructive pre-application advice is a valuable tool in guiding and progressing development proposals, prior to their submission. The Council's procedure for pre-application advice is set out under the planning pre-application advice guidance note which can be found on the Council's web site. For major proposals, developers will also be expected to engage with Councillors, key stakeholders and the public on major proposals through the Council's Development Consultation Forums. Where appropriate, the local planning authority will also consult the Design Review Panel on development proposals.
- 5.67 At pre-application stage, consideration will be given to the site's opportunities and constraints in light of the policies in the Adopted Local Plan; identifying any aspects which may need to be resolved, and relevant material planning considerations and constraints. Advice will be provided on planning obligations and the appropriate documents which would need to be submitted.
- 5.68 The Borough Design Guide Supplementary Planning Document (SPD)²⁷ complements Policy E6 and provides detailed guidance to raise the standard of design across the Borough. The SPD sets out what developers are expected to deliver in terms of the design of new development, and how the distinctive character and qualities of the Borough could be enhanced through development. Designated Conservation Areas within the Borough also have Character Appraisals and Management Plans, which provide detailed information on these areas which should be given regard when proposing development in line with Policy E9 (Heritage).
- 5.69 The Council is supportive of new technologies and construction methods integrated as part of new development, including Passivhaus design principles in line with Policy E8 (Low Carbon Design). The sustainability and resource efficiency will be considered in the overall design and layout of schemes, including ensuring that where appropriate schemes maximise solar gain and minimise the need for energy heating.

²⁷ The Council intends to consult on a revised Design SPD alongside the Pre-Submission HBLP2036.

E7 | High Quality New Homes

- 5.70 This policy would replace and update Policies CS16 (High Quality Design) and CS9 (Housing) of the Core Strategy.

Why this policy is needed

- 5.71 The NPPF highlights that high quality design and a good standard of amenity should be sought through new development. This policy sets out the quality standards that new housing in the Borough are expected to achieve and how the needs of different groups will be met.
- 5.72 National policy also recognises that local planning authorities should create a high quality built environment and address barriers to improving health and wellbeing. This policy therefore builds on Policy E1 (Health and Wellbeing) to provide opportunities for people to live healthier lives. It requires new homes to have appropriate space for occupants to enable them to have a good quality of life and healthy lifestyle.

E7 | High Quality New Homes

Planning permission will be granted for new homes that meet the following criteria:

- a. Sufficient private and/or communal outdoor amenity space is provided proportionate to the number of bedrooms;
- b. New homes are designed to meet appropriate internal space standards²⁸ in order to provide sufficient private and/or communal space for basic daily activities and needs;
- c. Developments of 10 houses or more (gross) meet enhanced accessibility and adaptability standards on 30% of the proposed dwellings across all tenure types to ensure that new homes are suitable for a wide range of occupants²⁹; and
- d. Developments of 50 homes or more (gross) meet wheelchair accessibility standards³⁰ on 2% of the total proposed dwellings as part of the affordable housing provision.

How the policy works

- 5.73 All new homes should benefit from outdoor amenity space of a sufficient size and quality. The updated Borough Design Guide Supplementary Planning Document (SPD)³¹ will set out further guidance on the type and form of outdoor amenity space that should be provided alongside new homes. It should be designed to ensure there is no undue loss of privacy or overlooking of adjoining and neighbouring properties in line with Policy E6 (High Quality Design) and Policy E20 (Amenity and Pollution).
- 5.74 Building to appropriate space standards will ensure new homes provide sufficient space for basic daily activities and needs. The Council will therefore require all residential development to meet the nationally described space standard (or any subsequent Government standard) for bedrooms, storage, and internal areas, and associated technical requirements. The Council's starting point will be for all new homes, including housing conversions, to meet the appropriate space standards,

²⁸ Appropriate space standards are achieved by meeting the nationally described space standard, or any subsequent Government standard.

²⁹ Enhanced accessibility and adaptability standards are achieved by meeting M4(2) of the Building Regulations 2015, or any subsequent Government standard.

³⁰ M4(3) of the Building Regulations 2015, or any subsequent Government standard.

³¹ The Council intends to consult on a revised Design SPD alongside the Pre-Submission HBLP2036.

unless it can be shown that the standards are not practicable. For example, an exception may be made where works needed to achieve the standards would adversely affect the significance of a heritage asset or would require impractical changes to a building earmarked for conversion.

- 5.75 The Council recognises that innovative housing solutions such as the emerging 'build for rent' sector have a role in addressing specific housing needs in the Borough. These types of housing models can involve the development of high density housing in town centre locations. To ensure good standard of living accommodation and to support the health and wellbeing of occupants, the same space standards will be required as mainstream housing. Where developers wish to deliver an alternative approach, this will need to be fully justified. Referring to, for example, good design practice and case studies, applicants must demonstrate how the proposed operating models can be successful in providing residents with a high quality of life.
- 5.76 Housing is for different groups including families, children, older people and disabled residents by offering functional and adaptable spaces. On major housing developments of 10 dwellings or more, 30% of new houses will be required to meet as a minimum Part M4(2) of the Building Regulation to ensure that new homes are suitable for a wide range of occupants, including older people for which there is an identified need. For the M4(2) standard, the policy makes particular reference to houses as it is understood this housing type is more suitable for the delivery of this requirement.
- 5.77 Wheelchair accessible homes must be provided as part of the affordable housing provision where the local authority is able to allocate or nominate a person to live in that dwelling. In the case where there is a locally identified need, 2% of the overall housing provision on larger housing developments (50 dwellings or more) should be designed to meet the wheelchair accessible homes standard. However, it is acknowledged that there may be site specific practical reasons where it may not be feasible to meet this requirement.
- 5.78 Material weight will be given to development proposals where a substantial proportion of homes meet the enhanced accessibility and adaptability standards. In such cases, 50% of the overall housing provision should meet the enhanced accessible and adaptable standards. This could include wheelchair accessible dwellings (over and above the 2% policy requirement) as part of the affordable housing provision where there are locally identified needs. Applicants are encouraged to explore how best to meet locally identified needs in consultation with the local authority accordingly.
- 5.79 New houses designed to the enhanced accessibility and adaptability standards should be proportionally distributed across all tenure types, evenly spread across the site, and integrated with the rest of the development in line with Policy E6 (High Quality Design). For major housing schemes, developers should submit a schedule of accommodation which identifies the specific standard under M4 of the Building Regulation each home in the proposed development will meet.
- 5.80 The accessibility and adaptability standards will usually be secured via a pre-commencement condition when granting planning permission. To ensure compliance with the specific standards, the local planning authority should be provided with plans certified for compliance and/or written confirmation from an appointed building control body that the specifications for each dwelling meet the relevant standard.



Subject: Consultation response - Natural England

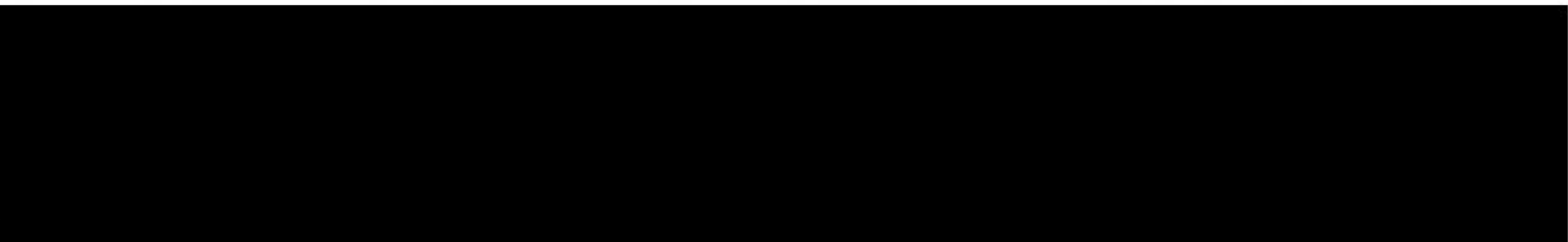
Attachments:

Thank you for consulting Natural England on the aforementioned appeal and for your accompanying email.

No objection

Natural England notes that your authority, as competent authority under the provisions of the Habitats Regulations, has undertaken an Appropriate Assessment of the proposal, in accordance with Regulation 63 of the Regulations. Natural England is a statutory consultee on the Appropriate Assessment stage of the Habitats Regulations Assessment process.

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, providing that all mitigation measures are appropriately secured in any permission given.



Kind regards
Rachel

Rachel Jones
Lead Advisor Sustainable Development
Dorset, Hampshire and Isle of Wight Area Team



<http://www.gov.uk/natural-england>

Please send planning consultations to Natural England by email to: consultations@naturalengland.org.uk.

www.gov.uk/government/organisations/natural-england

Natural England is accredited to the Cabinet Office Customer Services Excellence Standard.

Natural England offers two chargeable services – The Discretionary Advice Service ([DAS](#)) provides pre-application, pre-determination and post-consent advice on proposals to developers and consultants as well as pre-licensing species advice and pre-assent and consent advice. The Pre-submission Screening Service ([PSS](#)) provides advice for protected species mitigation licence applications.



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263

www.havant.gov.uk

Mr Q Saloway
Bernard E Cole & Partner
Chartered Building Surveyors
8 Love Lane
Romsey
SO51 8DE

For: Mr & Mrs Wilkinson

**The Town and Country Planning (Development Management Procedure) (England)
Order 2015**
Grant of Planning Permission

Application Number: APP/17/00556

Site Address: 48 Tournurbury Lane, Hayling Island, PO11 9DJ

Proposal: Single storey side and hipped roof extension to east elevation, enlarged front gable, and alterations to allow conversion of existing 3 bed detached dwelling to 2No. 2 bed semi-detached dwellings. (Revised application).

Further to your application received on 19 May 2017, Havant Borough Council, as Local Planning Authority **Grants Planning Permission** for the above proposal in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The plans and other documents submitted with regard to your application; and
- (ii) The following conditions:

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 Plans & Elevations Drawing No 5751 02 Rev H

Reason: - To ensure provision of a satisfactory development.

- 3 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the detailed proposals for the following aspects have been submitted to and approved in writing by the Local Planning Authority:

- (a) Landscaping scheme for the frontage area including plant species,

Our Ref: APP/17/00556

sizes and spacings and the arrangements to be made for the future maintenance of the landscaped areas;

- (b) The provision to be made for secure cycle storage for unit 2;
- (c) The provision to be made for bin and recycling refuse storage for both units

All such approved landscaping, cycle and bin storage shall be laid out and made available prior to the occupation of either of the units hereby approved.

Reason: To ensure a satisfactory form of development having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011; the Residential Parking and Cycle Provision SPD 2016 and the National Planning Policy Framework 2012.

- 4 The external materials to be used shall match in type, colour and texture those on the existing building.

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 2012.

- 5 The existing access to the site on Beech Grove shall be stopped up and abandoned and any footway/verge crossings shall be reinstated and the existing eastern boundary wall extended to enclose the rear garden prior to the first occupation of unit 2 hereby permitted, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety and adjacent residential amenity, having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 Neither of the units hereby permitted shall be occupied until the 2 parking spaces for each unit have been provided within the site, surfaced and marked out in accordance with the approved details. Such areas shall thereafter be retained and used solely for those purposes.

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 2012.

- 7 The turning space in front of the parking spaces shall be retained to enable vehicles to enter and leave in a forward gear and this area shall be maintained and kept available for that purpose at all times.

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 2012.

- 8 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, other than a cycle store for unit 2, no extension, building or structure permitted by Part 1, Classes A or E of the 2015 Order, as amended, shall be erected within the curtilage of either the hereby permitted dwellings without the prior written approval of the Local Planning Authority.

Reason: To maintain control over future extensions to protect the limited amenity space available, and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Other Important Information:

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.
- (2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.gov.uk/pcs.
- (3) Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Planning and Development service at the Plaza or by telephoning 023 9244 6015.
- (4) You are advised that a public sewer is within the vicinity of the site and you must establish its exact position which may affect foundations before commencement of works. Furthermore 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 (Tel: 0330 303 0119) or www.southernwater.co.uk for further information.
- (5) This permission was subject to a contribution of £210 towards the Solent Recreation Mitigation Partnership, in accordance with Policy DM24 of the Allocations Plan.
- (6) Before undertaking works to close the dropped kerb access off Beech Grove you must obtain specific written approval from the Highways Authority at Hampshire County Council. See www.hants.gov.uk/transport/parking/droppedkerbs
- (7) In accordance with paragraphs 186 and 187 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:
 - Offering a pre-application advice service, and
 - Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- You sought and were provided with pre-application advice,
- Your application was acceptable as submitted and no further assistance was required.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

21 July 2017

Recommendation: **GRANT PERMISSION**

07/72660/000 - Proposed side extensions to existing bungalow. , REF,05/02/2008
08/72660/001 - Roof conversion and dormer window extensions to front and rear

elevations. Extension to garage and 1.6 metre boundary wall fronting Beech Grove., PERM,21/07/2008
09/72660/002 - New 1.6m high boundary wall to Beech Grove frontage (part retrospective application)., PERM,01/04/2009

APP/15/00734 - Single storey side extension and alterations to allow conversion of existing 3 bed detached dwelling to 2No. 2 bed semi-detached dwellings., PERM,24/08/2015

APP/16/00872 - Single storey side and roof extension to east elevation, enlarged front gable, and alterations to allow conversion of existing 3 bed detached dwelling to 2No. 2 bed semi-detached dwellings. (Revised application)., REF,25/10/2016

3 Proposal

Single storey side and hipped roof extension to east elevation, enlarged front gable, and alterations to allow conversion of existing 3 bed detached dwelling to 2No. 2 bed semi-detached dwellings. (Revised application).

The proposal involves a side and roof extension to the eastern side of the bungalow having a footprint of 3.4m wide by 9.8m deep with fully hipped pitched roof over sloping into an enlarged front gable extension. The eaves and ridge line would match the main bungalow. This enlargement would then enable the dwelling to be subdivided into 2 separate 2 bed units. The site layout plan provides 2 car parking spaces for each dwelling in the frontage area, with a landscaped strip between.

The application is a revised scheme seeking a compromise between permitted APP/15/00734 and refused APP/16/00872.

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)
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)
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, (Fire Access Consultation)

Bin storage to be provided for both properties.

Developer Services, Southern Water

Southern Water - public foul sewer crosses site, exact location to be determined; may be possible to divert at applicants expense and should have a clearance of 3m; no new tree planting within 3m; no new soakaways within 5m; Alternatively the scheme can be amended; condition recommended; formal application for connection required;

Development Engineer

The closure of the dropped kerb access from Beech Road will require the approval of the Highway Authority. An informative should be placed on any planning permission.

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: At least one site notice exists

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None 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 of area and streetscene
- (iii) Impact upon residential amenity
- (iv) Highways and parking
- (v) Developer 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. The principle of the subdivision of the plot to create 2 dwellings has been accepted by APP/15/00734, based on the then proposed small side extension. APP/16/0082 was subsequently refused for design reasons, with the proposed two storey side extension being overly bulky in such close proximity to the eastern boundary; but it was not refused on the principle of the sub-division. This application seeks a compromise and

must again be considered on its individual merits.

(ii) Impact upon the character of area and streetscene

This revised scheme proposes the same footprint for the side extension as the refused scheme, at 3.4m wide by 9.8m and this would result in the proposed side extension being less than 1m from the side boundary wall. However the refused scheme had a full height gable end for the east elevation and the height and mass of this profile wall so close to the back edge of the pavement was considered to have an overbearing and dominant effect on users of the highway. Additionally the design was considered to result in the loss of the current spacious setting to the corner and the extension would encroach past the nominal 'building line' of the properties in Beech Grove.

The current proposal changes the roof profile to a fully hipped roof. Therefore the impact on the users of the adjacent highway would be considerably lessened. The eaves line at about 2.2m would sit behind the existing high boundary wall and project slightly above, with the roof then sloping away from the pavement. This would be both less dominant and overbearing on users of the highway but also creates more space at skyline and would retain the more spacious setting of this corner site.

It is therefore considered that the current hipped roof scheme overcomes the previous concerns and would have an acceptable impact on the visual appearance of the street scene and setting of the site, in accordance with Policy CS16.

In terms of the proposed subdivision of the site into 2 dwellings, it is acknowledged that the site lies within a relatively high density area, particularly when taking into account Eastwood Close opposite. The subdivision of the dwelling to create two small dwellings would not be out of character with the surrounding area. The subdivision can technically achieve sufficient parking and amenity space per dwelling, commensurate with the area.

The submitted plans indicate that the existing second vehicular access off Beech Grove would be sealed off by extending the boundary wall, creating private rear gardens for both units. This would potentially improve the highway amenity and parking issues on the corner, and the highway engineer has commented that the closure of this access requires consent from Hampshire Highways - an Informative can be added. Vehicular access and parking would be via the existing access point off Tournerbury Lane. The frontage area is currently hardsurfaced with block paving and gravel and is devoid of any softening landscape features; the proposed plans would provide a visual enhancement to the frontage area through the provision of landscaped areas between the parking spaces.

(iii) Impact upon residential amenity

No 46 to the west would be buffered from the more intensive use of the site by the existing garage and link building that are to remain. The plans keep the parking to the frontage area so noise and disturbance from car doors banging etc is contained in the more public frontage area and not adjacent neighbours rooms. No 2 Beech Grove sits adjacent the rear garden which is currently used for the parking of vans - to remove this vehicular access point and return this area to private gardens, albeit 2, would nevertheless likely result in an improvement to both noise and disturbance and outlook experienced by the occupiers of No 2.

In terms of future occupiers each unit would have a rear garden depth of 9m which is

as existing and commensurate to others in Tournerbury Lane. Whilst the garden of unit 1 is narrow, it is considered sufficient to provide adequate private sitting out area for future occupiers. Should permission be granted then permitted development rights should be withdrawn to prevent further site coverage and reduction in the amount of useable amenity areas.

(iv) Highways and parking

The proposed plans provide adequate on site parking for both units and unit 1 has suitable area for secure cycle storage in the existing utility/store. Unit 2 would need secure cycle storage in order to comply with the current adopted Parking SPD 2016, and this, together with bin storage could be conditioned if permission were recommended.

(v) Developer Contributions

The proposed new floorspace amounts to about 52 sqm which is less than 100 sqm threshold for CIL and therefore the proposal is not considered CIL liable.

However the proposal does result in a net gain of 1 dwelling 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. Policy DM24 of the Allocations Plan which was adopted on 30 June 2014, covers this issue and allows for a financial contribution to be made towards mitigation measures. This is currently set at £181 per dwelling to the Solent Disturbance Mitigation Project. For the proposed additional dwelling, plus admin and monitoring fee, the appropriate payment would be £210.

However under APP/15/00734 this SDMP contribution was paid at the then rates, totalling £202.70. Since both permissions cannot be implemented then the previous payment can be carried forward and therefore it is only the difference of £7.30 that is currently owed. A new Deed has been signed and this payment received.

8 Conclusion

The proposed side extension with hipped roof is considered visually appropriate and compliant with Policy CS16. The subsequent subdivision to 2 dwellings, whilst resulting in a tight, high density development, nevertheless can provide sufficient on site parking and amenity space for both dwellings, and is considered commensurate with the character of the area. The appropriate SDMP contribution has been received and the proposal is therefore recommended for permission.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00556 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 Plans & Elevations Drawing No 5751 02 Rev H

Reason: - To ensure provision of a satisfactory development.

- 3 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the detailed proposals for the following aspects have been submitted to and approved in writing by the Local Planning Authority:

- (a) Landscaping scheme for the frontage area including plant species, sizes and spacings and the arrangements to be made for the future maintenance of the landscaped areas;
- (b) The provision to be made for secure cycle storage for unit 2;
- (c) The provision to be made for bin and recycling refuse storage for both units

All such approved landscaping, cycle and bin storage shall be laid out and made available prior to the occupation of either of the units hereby approved.

Reason: To ensure a satisfactory form of development having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011; the Residential Parking and Cycle Provision SPD 2016 and the National Planning Policy Framework 2012.

- 4 The external materials to be used shall match in type, colour and texture those on the existing building.

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 2012.

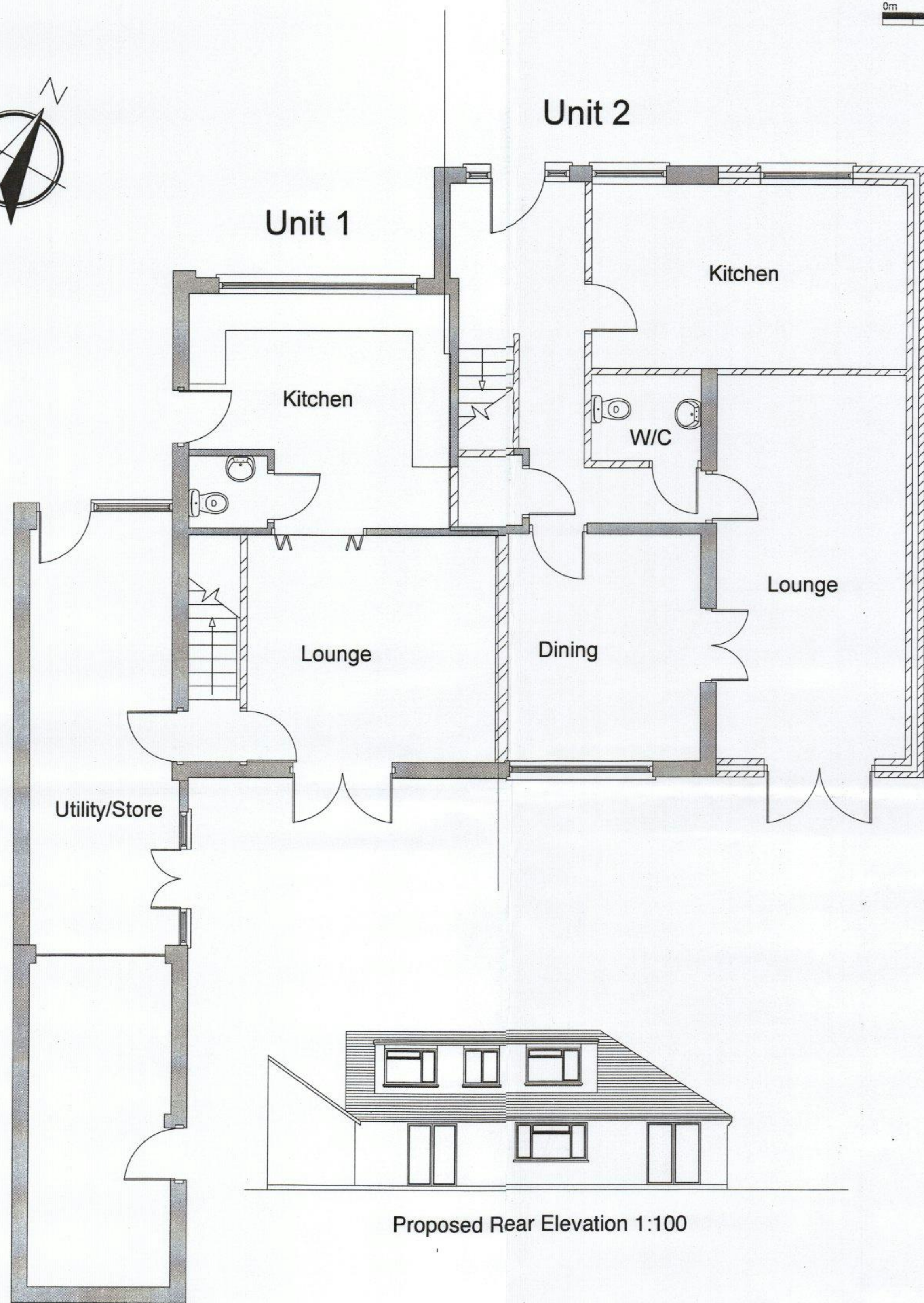
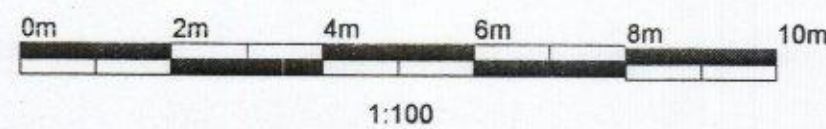
- 5 The existing access to the site on Beech Grove shall be stopped up and abandoned and any footway/verge crossings shall be reinstated and the existing eastern boundary wall extended to enclose the rear garden prior to the first occupation of unit 2 hereby permitted, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety and adjacent residential amenity, having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 Neither of the units hereby permitted shall be occupied until the 2 parking spaces for each unit have been provided within the site, surfaced and marked out in accordance with the approved details. Such areas shall thereafter be retained and used solely for those purposes.

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 2012.

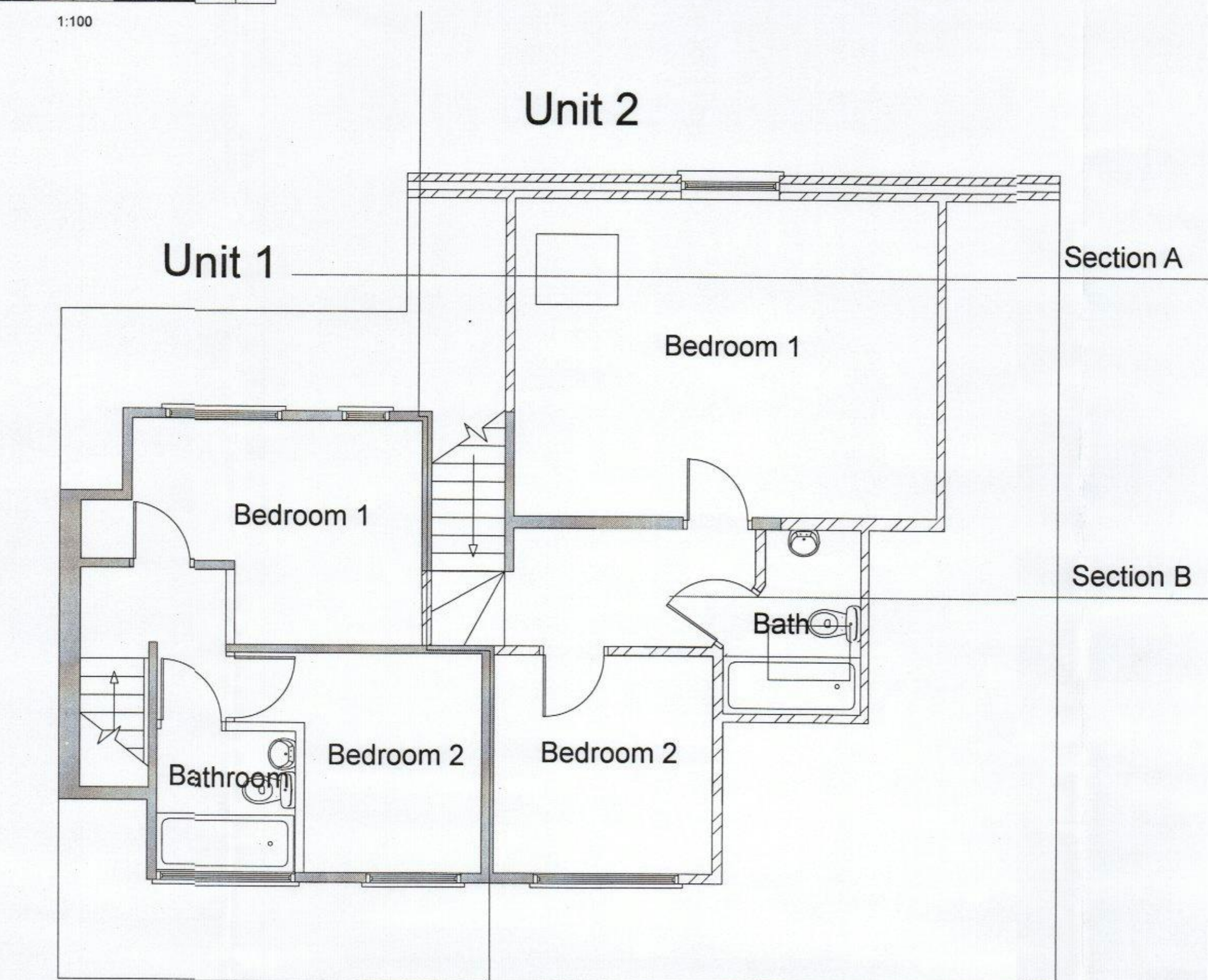
- 7 The turning space in front of the parking spaces shall be retained to enable vehicles to enter and leave in a forward gear and this area shall be maintained and kept available for that purpose at all times.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 8 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, other than a cycle store for unit 2, no extension, building or structure permitted by Part 1, Classes A or E of the 2015 Order, as amended, shall be erected within the curtilage of either the hereby permitted dwellings without the prior written approval of the Local Planning Authority.
Reason: To maintain control over future extensions to protect the limited amenity space available, and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.



Proposed Ground Floor Plan 1:50



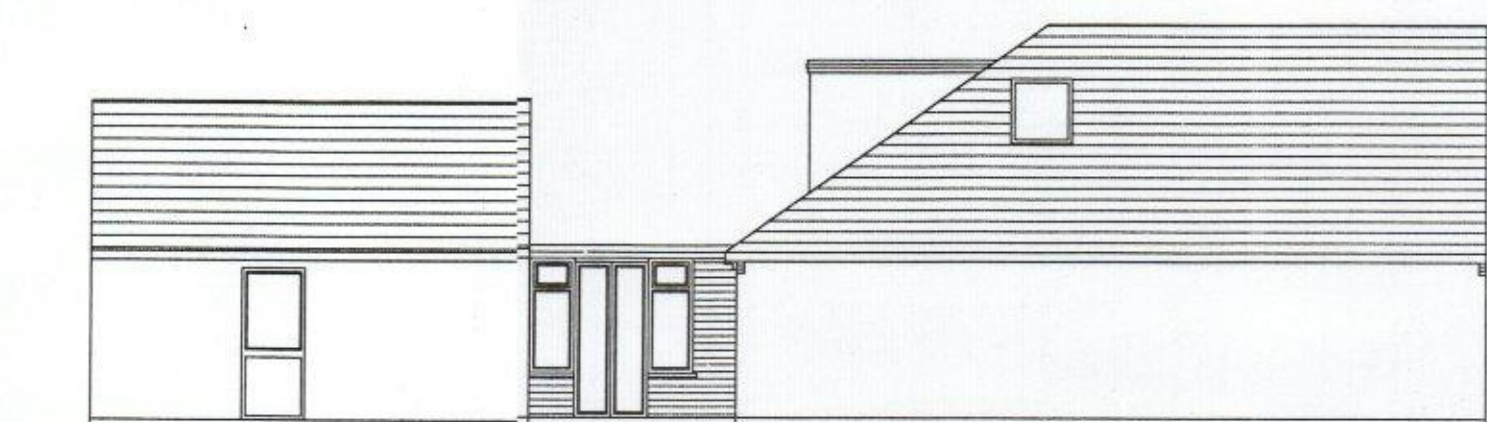
Proposed Rear Elevation 1:100



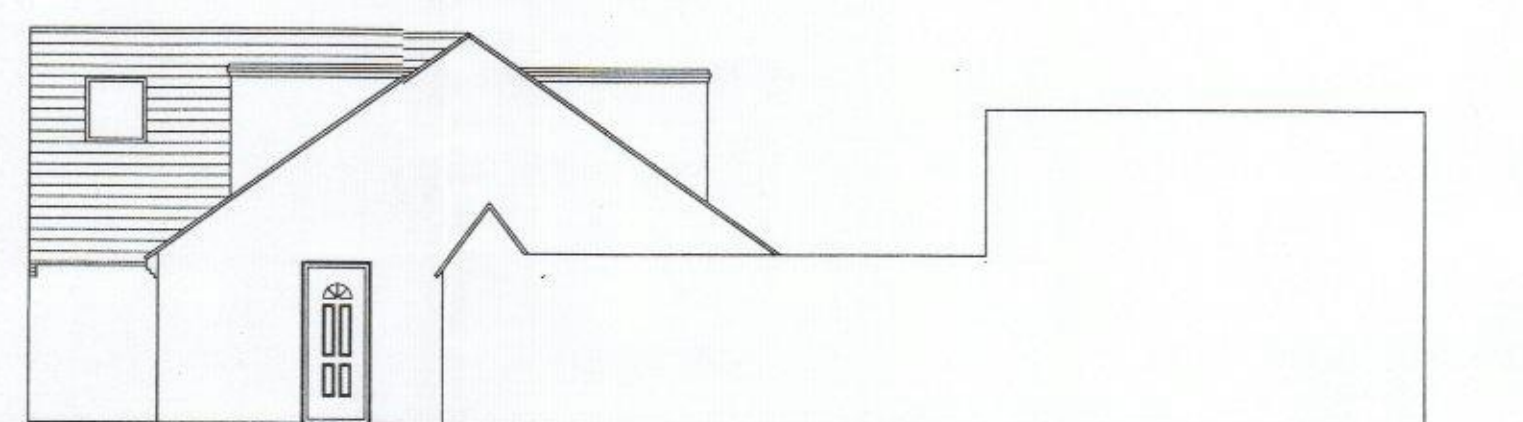
Proposed First Floor Plan 1:50



Proposed Front Elevation 1:100



Proposed East Elevation 1:100



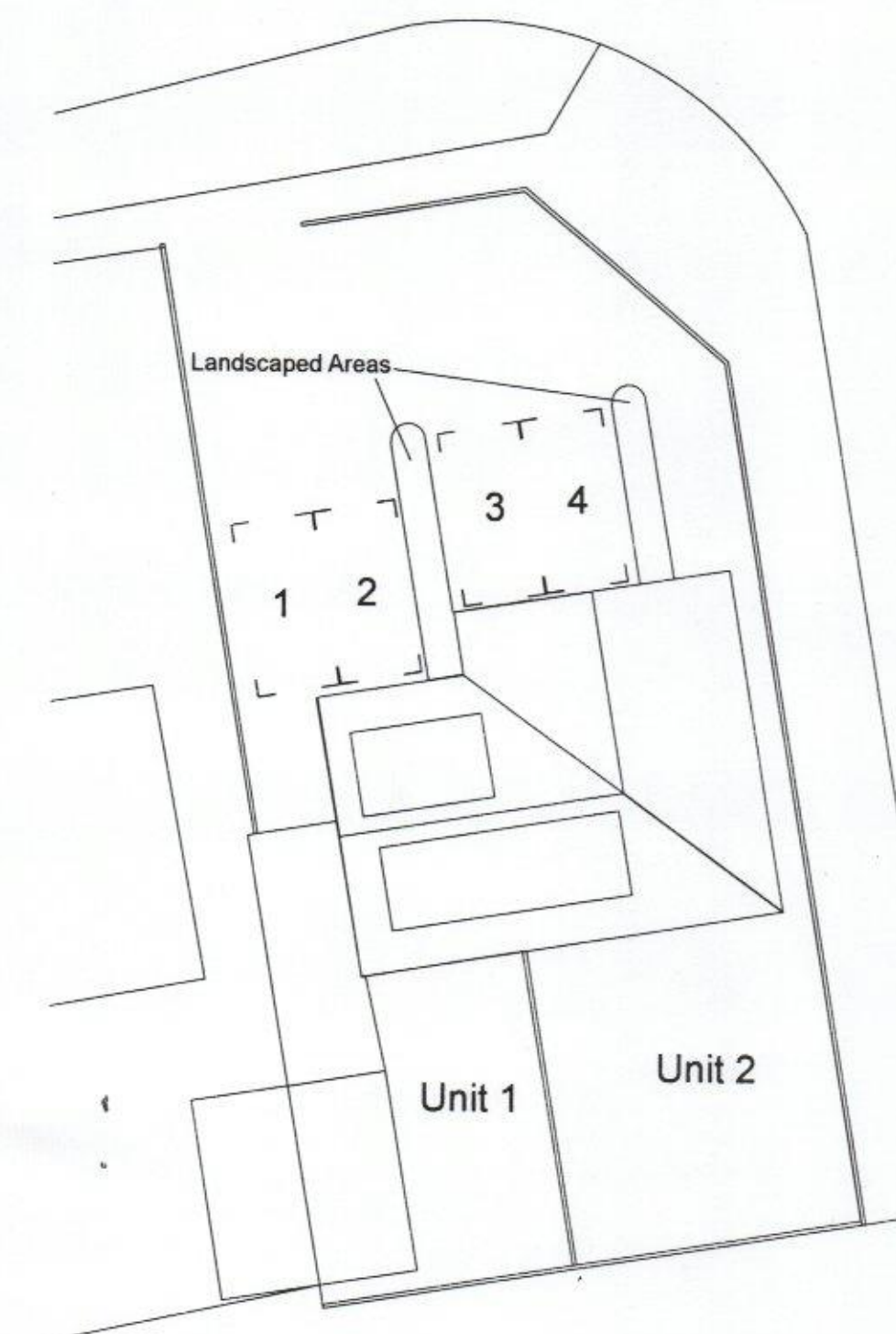
Proposed West Elevation 1:100

Unit 2

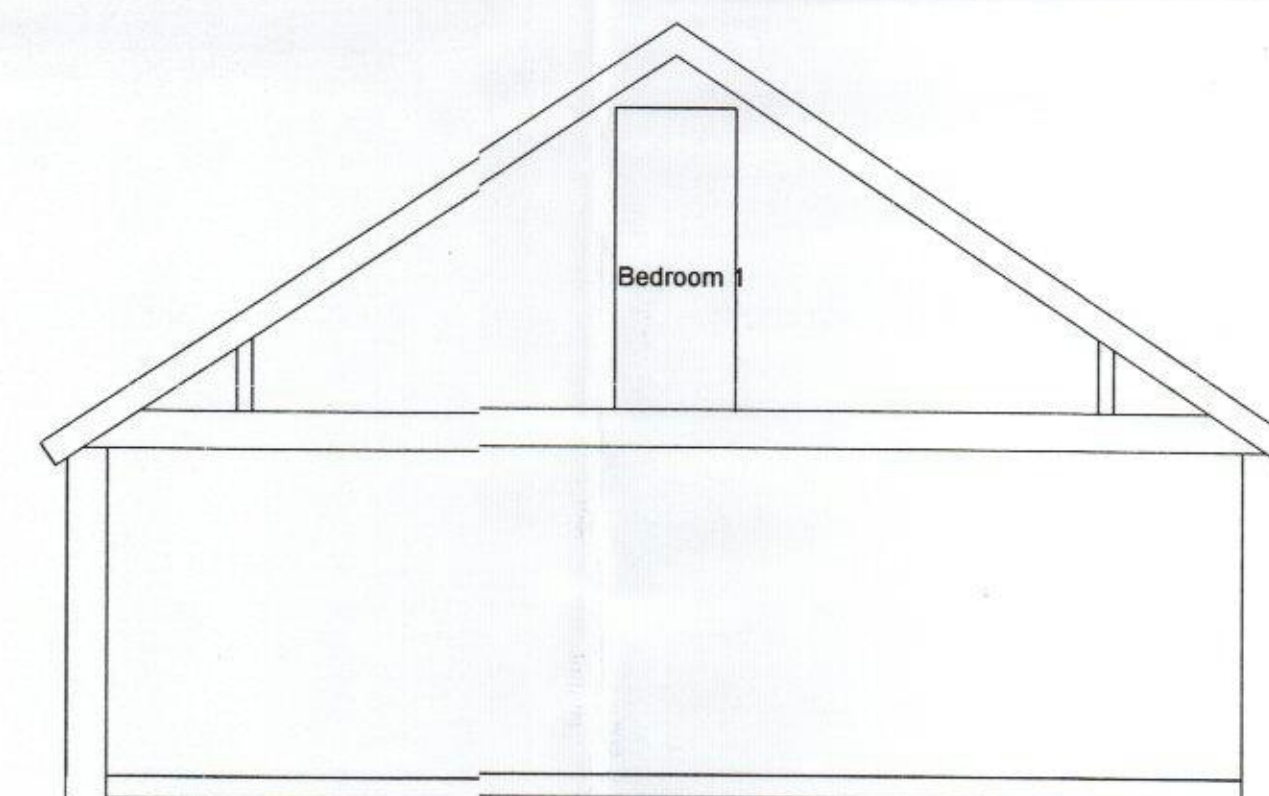
Unit 1

Section A

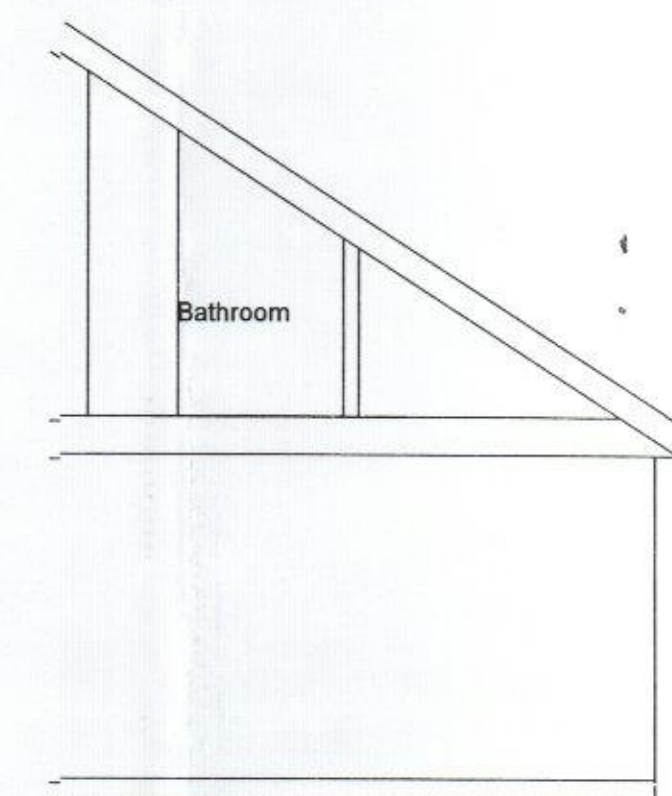
Section B



Proposed Site Layout Plan 1:200



Section A - 1:50 (Through Bedroom)



Section B- 1:50 (Through Bathroom)

H	Alterations to plan and sections	25/02/2017
G	Alterations to elevations and plans	22/02/2017
F	Added roof lights to floor plans	30/08/2016
E	Changes to Design and Layout	13/06/15
D	Altered Parking Layout	17/08/15
C	Altered Parking Layout. Re-inserted utility/store room	16/08/15
B	Added unit division line.	4/12/2014

REV:	DESCRIPTION:	DATE:

Bernard E Cole & Partner
8 Love Lane
Romsey
Hampshire
SO51 8DE
Tel: 01794 512264
Fax: 01794 511919



CLIENT:
HAVANT BOROUGH COUNCIL
Mr Wilkinson
19 MAY 2017
RECEIVED

SITE:
48 Tournurbury Avenue, Hayling Island

TITLE:
Proposed Plans & Elevations

SCALE AT A1: AS SHOWN	DATE: 01/12/2014	DRAWN: GJ	CHECKED: QS
PROJECT NO: 5751	DRAWING NO: 02	REVISION:	H



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Adopted Highways


 Enter map title
Scale: 1:500
Printed on: 5/9/2018 at 15:00 PM

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HAVANT BOROUGH COUNCIL



TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)

APPEAL BY MR & MRS WILKINSON AGAINST THE DECISION OF HAVANT BOROUGH COUNCIL TO REFUSE TO GRANT PLANNING PERMISSION FOR SINGLE STOREY SIDE AND GABLED ROOF EXTENSION TO EAST ELEVATION, ENLARGED FRONT GABLE, AND ALTERATIONS TO ALLOW CONVERSION OF EXISTING 3 BED DETACHED DWELLING TO 2NO. 2 BED DEMI-DETACHED DWELLINGS AT 48 TOURNERBURY LANE, HAYLING ISLAND, HAMPSHIRE, PO11 9DJ.

Planning Inspectorate Reference: APP/X1735/W/18/3199971

LPA REF: APP/17/01217

List of Suggested 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:

1:1250 Site Location Plan

Proposed Plans & Elevations Drawing No: 02 Rev I

Reason: - To ensure provision of a satisfactory development.

3 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the detailed proposals for the following aspects have been submitted to and approved in writing by the Local Planning Authority:

(a) Landscaping scheme for the frontage area including plant species, sizes and spacings and the arrangements to be made for the future maintenance of the landscaped areas;

(b) The provision to be made for secure cycle storage for unit 2;

(c) The provision to be made for bin and recycling refuse storage for both units

All such approved landscaping, cycle and bin storage shall be laid out and made available prior to the occupation of either of the units hereby approved.

Reason: To ensure a satisfactory form of development having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011; the Residential Parking and Cycle Provision SPD 2016 and the National Planning Policy Framework 2018.

4 The external materials to be used shall match in type, colour and texture those on the existing building.

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 2018.

5 The existing access to the site on Beech Grove shall be stopped up and abandoned and any footway/verge crossings shall be reinstated and the existing eastern boundary wall extended to enclose the rear garden prior to the first occupation of unit

2 hereby permitted, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety and adjacent residential amenity, having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.

6 Neither of the units hereby permitted shall be occupied until the 2 parking spaces for each unit have been provided within the site, surfaced and marked out in accordance with the approved details. Such areas shall thereafter be retained and used solely for those purposes.

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 2018.

7 The turning space in front of the parking spaces shall be retained to enable vehicles to enter and leave in a forward gear and this area shall be maintained and kept available for that purpose at all times.

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 2018.

8 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, other than a cycle store for unit 2, no extension, building or structure permitted by Part 1, Classes A or E of the 2015 Order, as amended, shall be erected within the curtilage of either the hereby permitted dwellings without the prior written approval of the Local Planning Authority.

Reason: To maintain control over future extensions to protect the limited amenity space available, and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.