
Site Address:	8 Burgess Close, Hayling Island, PO11 9QT		
Proposal:	Erection of 1No. 2 bed bungalow with render to external elevations.		
Application No:	APP/18/00251	Expiry Date:	27/04/2018
Applicant:	Mr Phillips		
Agent:	Mr R Lilley	Case Officer:	Emma Chisnall
	Lilley Architecture		
Ward:	Hayling East		

Recommendation: **REFUSE PERMISSION**

1 Site Description

- 1.1 8 Burgess Close is a chalet style bungalow constructed of facing brickwork, render and concrete tiles situated on level ground in Hayling Island. The dwellinghouse is located in a corner plot at the end of the cul de sac and benefits from a larger plot size than the opposite corner plot. The rear amenity space is part hard-surfaced and part laid as a lawn and is surrounded with a curtilage boundary of approximately 1.8m timber fencing.
- 1.2 Several large outhouses are present in the rear amenity space of No 8 which are proposed to be demolished to make way for the proposed new two bedroom dwelling. No 8 is accessed via the north east corner and part of the curtilage boundary is proposed to be removed and the land to the front sub-divided in order to create a separate driveway to the new dwelling whilst retaining enough hard-surfacing and access for two cars to the front of No 8.
- 1.3 Burgess Close is of a medium density with no other examples of backland development.

2 Planning History

None

3 Proposal

- 3.1 Erection of 1No. 2 bed bungalow with render to external elevations.

4 Policy Considerations

National Planning Policy Framework 2012

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)
CS9	(Housing)

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

Bin storage to be provided

Officer comment: An informative shall be included with the decision

Community Infrastructure

No comment

Crime Prevention -Minor Apps

No comment

Highways Engineer, Development Engineer

This application should be determined by the Planning Authority using the standard Highway Authority Guidance.

Public Spaces

No comment

Waste Services Manager

No concerns over waste collection regarding this planning application

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: 16

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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) Plot size and effect on amenity
- (iv) Parking

(v) Planning Obligations

(i) Principle of development

- 7.1 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.
- 7.2 Any new housing contribution has to be weighed against the severity of the impact it causes and although a new dwellinghouse would typically be looked at favourably it is considered that the restrictions in the plot size, impact to standards of living and the disruption to the pattern of development along Burgess Close outweighs the modest contribution that this development would make to the Borough's Housing Supply. Current allocations for housing have been approved for the Borough which demonstrates that housing can be accommodated elsewhere within the built up area and therefore, on balance, the significant impact caused as a result is considered to be contrary to CS9 of the Boroughs Local Plan (Core Strategy) and the principal of the development is not supported.

(ii) Plot size and effect on amenity

- 7.3 The works propose the development a two bedroom bungalow to the rear of No 8 Burgess Close. The development shall measure approximately 9m by 7.5m and shall be single storey in height. The application site provides two parking spaces to the east and a garden depth which exceeds 10m. The works shall be built in matching materials to that of the locality and shall be partly screened from the streetscene due to its position in a corner plot within Burgess Close.
- 7.4 The application site is not large in size and the footprint is such that there would only be separation distance of approximately 8m between the proposed development and neighbouring dwelling to the east No 7 and approximately 4m between the proposed dwellinghouse and No 8. The proposed development shall be set off the curtilage boundary to the south and east by approximately 1m and is considered to be overly close and therefore cramped to these adjacent dwellings and boundaries. This close proximity is considered harmful to the outlook of the proposed new dwelling and would result in a loss of living standards to these habitable rooms which is considered to be unacceptable.
- 7.5 The proposed new dwelling has the potential to be over-looked by No 8 and the agent has submitted amended plans that moves one window in the rear roof elevation of No 8 to the front roof elevation instead. This is considered to remove this potential impact and prevent significant over-looking.
- 7.6 The division of the application site originally did not provide both the proposed dwelling and No 8 with a garden depth of 10m which is a requirement under the guidance of the Havant Borough Design Guide. Plans have since been amended to provide this to both dwellings but it considered that although this is achieved it is at the cost of the layout of the application site and as a result causes a juxtaposition between No 8 and the proposed dwelling which contributes to a contrived appearance of the site.
- 7.7 Following a site visit it was noted that no backland development in the form of new dwellings is present within Burgess Close and the mirrored corner plot is much smaller in size which would not permit development. It is considered that the development marks a significant change to the existing characteristics to this part of Burgess Close, introducing a single storey dwelling to a modest space of backland development in a

corner plot. The works are deemed to be harmful to the existing pattern of development resulting in excessive bulk and creating a contrived appearance.

- 7.8 It is deemed that the position of the dwellinghouse would appear cramped, resulting in over development of the site and a confined layout which would impact the character and appearance of the area as well as having a detrimental effect on the living conditions of the occupiers of the new dwellinghouse. The proposal is therefore contrary to policy CS16 of the Havant Borough Core Strategy 2011 and the adopted Design Guide 2011. The application should be recommended refusal.

(v) Parking

- 7.9 Both No 8 and the proposed dwelling are shown to be able to accommodate two parking spaces which for a two and three bedroom dwellinghouse is a sufficient provision in order to comply with the Boroughs Parking SPD. The works are therefore considered to be acceptable but it would be recommended that this is controlled with a condition.

(vi) Planning Obligations

- 7.10 The proposal would result in new residential development and would trigger a payment for the Community Infrastructure Levy. The new floor space generates a CIL contribution of £6,875.89 and the applicants have completed the necessary Assumption of Liability form accepting this amount.
- 7.11 In addition, the development would require a contribution of £531.35 to mitigate against the adverse effects from recreational disturbance on the solent SPA sites, as agreed by the Solent Recreation Mitigation Partnership (SRMP). As the recommendation is to refuse planning permission this contribution has not been received. This is reason to refuse the planning application.

8 Conclusion

- 8.1 The proposed size and mass of the new dwelling is considered to be of a design which does not accord with local planning policy in that it would create an incongruous feature that is not in keeping with the pattern of development within Burgess Close. Due to the size proposed of the new dwelling the works have the potential to cause poor standards of living to any occupier and would not integrate or respond positively to the character and appearance of the surrounding area in terms of layout, scale and design. It would appear contrived within the streetscene of Burgess Close creating a cramped and confined layout .
- 8.2 As such, the proposed development is considered to be contrary to the NPPF, policy CS16 of the Havant Borough Local Plan Core Strategy 2011 and the adopted Havant Borough Design Guide 2011 and is therefore recommended for refusal.

9 RECOMMENDATION:

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/18/00251 to be refused for the following reasons

- 1 The proposal, without completion of the appropriate binding arrangements to secure a contribution towards the Solent Disturbance Mitigation Project, is

contrary to the Council's Policy on contributions towards measures of mitigation adopted by the Local Planning Authority which seeks to ensure that the provision is made from new development towards mitigating against increasing recreational pressure on the Solent SPA. It is therefore contrary to policies CS21 of the Havant Borough Local Plan (Core Strategy) 2011 and Policy DM24 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework 2012

- 2 Development of the site in the manner proposed would amount to an over-development, in that it would result in a cramped and congested layout. The proposed dwelling would by reason of its size, design and siting be harmful to the existing character and appearance of the area, conflicting with the established pattern of development and spatial characteristics of the more spacious detached dwellings in the vicinity and setting of the street scene. The close proximity to adjacent dwellings and curtilage boundaries result in a poor standard of living causing detrimental affect to the residential amenity of both the future occupiers and the occupiers of No 8 Burgess Close. The proposal therefore conflicts with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Design Guide Supplementary Planning Document 2011 and the National Planning Policy Framework 2012.