
Site Address: Myrtle Villa, Manor Road, Hayling Island, PO11 0QX
Proposal: Proposed construction of chalet bungalow including car parking, cycle and refuse storage. Alterations to existing property and vehicular access.
Application No: APP/17/00786 Expiry Date: 25/09/2017
Applicant: Douglas Construction Ltd
Agent: Mr Wakeling Case Officer: Daphney Haywood
 PLC Architects
Ward: Hayling West

Recommendation: **GRANT PERMISSION**

1 Site Description

Myrtle Villa comprises a semi-detached house located on the south side of Manor Road (A3023) of traditional construction in a relatively wide plot. The immediate area is characterised by development on the south side of the road whilst the opposite side of the road is mainly undeveloped and in agricultural use, and provides habitat for Brent Geese.

The adjoining properties comprise the attached semi to the east and Watergate, a chalet bungalow to the west, beyond which lies the access to Oven Campsite and St Patrick's church.

The site which is located within the settlement boundary has an area of 0.04ha and lies within flood zone 1.

2 Planning History

No relevant history

3 Proposal

Proposed construction of a 3 bed chalet bungalow including car parking (2 spaces), cycle and refuse storage. Alterations to existing property and vehicular access. The existing house includes a vehicular access from Manor Road. The application proposes to relocate the existing access, 3.0m to the south of the current position to enable 4 x frontage car spaces with on-site turning space.

The existing frontage walling is to be retained but altered and lowered in height to suit the repositioned vehicular access and improve visibility.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of
 Havant Borough)

CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS20	(Transport and Access Strategy)
CS21	(Developer Requirements)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)
DM9	(Development in the Coastal Zone)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable 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

Arboriculturalist

There are no trees within the site boundary. The closest tree to the proposed development is a Corkscrew Willow tree in the neighbouring rear garden, close to the south western boundary fence, however the tree is in a state of decline and is considered to be of sufficient distance away from the proposed development to constitute any constraint to the development. There is also an Ash located in the bottom corner of the site, but again, this should not be impacted by the development.

Building Control

Windows on east elevation cannot exceed more than 1m2.

Crime Prevention -Minor Apps

No comments received

Development Engineer - Highways

The Highway Authority has no adverse comment to this application subject to conditions:-

The dropped access to be relocated to the new position as shown on site.

The area for parking and turning as shown on the submitted plan to be constructed and be retained to allow the turning of vehicles on site in order to enter the highway in a forward gear

Waste Services Manager

No concerns

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: 3

Number of site notices: one

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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Highway considerations
- (v) Developer Contributions

(i) Principle of development

The site is within the urban area where Policy AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements) and Policy CS17 (Concentration and Distribution of Development within the Urban Areas) supports development on underused land within the urban area. Furthermore Policy CS9 supports the provision of housing and the principle of development is considered acceptable subject to the usual development control criteria.

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

This side of Manor Road has a relatively built up appearance with a mix of two and single storey development. The proposed dwelling, whilst occupying a relatively narrow plot has been designed to have regard to the adjacent properties and is set off the side boundaries and the plans have been amended to reduce both the eaves and ridge height, such that these are now only slightly above those of the adjacent bungalow. The narrowness of the plot and as a consequence the elevation onto the street does appear on the cramped side, however, given the varied street scene in this location, and that acceptably sized garden areas would be provided for both the existing and proposed dwelling, it is considered that the detriment is not so great as to support refusal' and the impact on the character of the area is considered acceptable.

(iii) Impact upon residential amenity

The main impact relates to the adjacent bungalow and the existing dwelling at Myrtle Villa. The proposed development would not sit forward or significantly beyond these. The bungalow does however have a ground floor window in the side elevation and the proposed development will result in some loss of light to this window. To reduce the impact the plans have been amended to lower the proposed eaves and ridge and the impact is now considered acceptable. Additionally the window in question appears to serve a hall/stairs.

In respect to Myrtle Villa this property has 2 ground floor windows serving a small

kitchen and a store/ utility, and whilst there would be some loss of light, given the use of the rooms the windows serve, the impact on amenity is considered acceptable. At first floor the property has a bed room window. The proposed bathroom dormer would be approximately opposite this, however, it is set in from the boundary and of relatively modest bulk and as such the impact is considered to be limited and acceptable.

(iv) Highway matters

The proposed dwelling would be served by 2 car parking spaces and 2 would be provided for the existing dwelling, accessed off Manor Road with the existing dropped kerb relocated. The plans have been amended to provide tracking for the on site turning of cars and the relevant consultee has raised no objections.

(v) Developer contributions / CIL

A contribution towards to the SPA is required under Policy DM24 of the Allocations Plan. The relevant contribution has been paid and paperwork completed. The application is CIL liable for £12,430.58.

8 Conclusion

This application seeks to make more efficient use of the plot by the proposed construction of an infill chalet bungalow within the side garden area to the existing property. The proposed dwelling has been designed to ensure there will be no adverse impact upon the amenity of the neighbouring properties in terms of daylight or overbearingness. The design and siting of the dwelling will be acceptable in the streetscene and local context and the proposed dwelling with appropriate levels of car parking and cycle storage will contribute to the supply of homes and thus meet local housing demand. The proposal is considered to comply with the Planning Policy Framework and relevant policies contained within the Havant Borough Core Strategy and approval is recommended.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00786 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:

Survey drawing 13965- S1
Location, block and site plan 17.2275.100 P3
Proposed plans and elevations 17.2275.101 P4
Arboricultural Report dated 31 July 2017
Design and Access Statement dated 12 July 2017

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 or structure permitted by Part 1, Classes A, B, and C of the 2015 Order, as amended, shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority.

Reason: In the interests of the character and amenity of the area and the amenities of adjoining properties, and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy 2011 and the National Planning Policy Framework 2012

- 4 The car parking, servicing, turning 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.

- 5 The external materials used for the dwelling, hard landscaping and boundaries shall be as set out in the Design and Access Statement dated 12 July 2017 unless otherwise agreed in writing by the Local Planning Authority.

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.

- 6 Notwithstanding the submitted plans and the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the dwelling hereby permitted the ensuite bathroom windows in the first floor on the east elevation facing Myrtle Villa shall be fitted with, to a height of no less than 1.7m above finished floor level, 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 the adjacent property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.