
Site Address:	24 Blackthorn Drive, Hayling Island, PO11 9PA		
Proposal:	Erection of 1No. 1bedroom chalet bungalow to the rear of the property		
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Application No:	APP/18/00075	Expiry Date:	19/03/2018
Applicant:	Mr Blake		
Agent:	Mrs Clifford	Case Officer:	Daphney Haywood
Ward:	Hayling East		

Recommendation: **REFUSE PERMISSION**

1 Site Description

24 Blackthorn Drive, Hayling Island, comprises a semi detached two storey property situated on the north side of Blackthorn Drive on a corner plot just before the hammer head of the cul-de-sac. The property has an enclosed rear and side garden (bounded by walling and fencing) which backs onto a garage court. The frontage to No24 is hardsurfaced and provides for the parking of a minimum of 2 cars.

The site is level and the rear garden is mainly laid to lawn, with flower beds and small trees.

2 Planning History

96/53078/003 - Single storey side extension, canopy to front and 1.8m high brick/ timber wall to east and north boundaries, PERM, 17/02/1997

3 Proposal

Erection of 1No. 1bedroom chalet bungalow to the rear of the property. Access would be taken off the hammerhead to Blackthorn Drive. The dwelling would comprise dining room, lounge opening to kitchen on the ground floor, with one bedroom, bathroom and office/store in the roof area. Parking for one car would be provided on the front drive.

The proposed dwelling would be sited 0.85 m from the existing boundary wall to the north, virtually up to the new boundary with No 24 to the south and some 4m from the western boundary with No. 23 Blackthorn Drive. It would be served by a rear garden 4m deep by 10.3m wide. Cycle and bin storage is indicated in the north eastern corner of the plot.

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)
 CS21 (Developer Requirements)
 CS9 (Housing)
 DM10 (Pollution)
 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, Havant Borough Council

No comments

Crime Prevention -Minor Apps

No comments received

Developer Services, Southern Water

Formal application to for connection to sewer required. The applicant should discuss the matter with SW.

Development Engineer - Highways

No objection

Public Spaces

Protected species (bats) within 50m

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: 12

Number of site notices:one

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment

Our objection to the proposed development is threefold: i) the spur road at the end of Blackthorn Road, where the new-build is to be situated, is too narrow and affords insufficient width to accommodate both parked cars (the bungalows have no driveways) and passing traffic. Whilst just about adequate for access to the garages, it is not satisfactory for occupants turning in and out of the driveway of the new-build or contractors' vehicles. ii) the chalet style is out of character with the surrounding properties and is notably taller than the bungalows to the east which it will overlook. iii) the track-record of the owners, when it comes to developing their property, is less than impressive. At some time within the last fifteen years, a pitched-roofed single-storey building appeared on the site now proposed for development. It was variously abandoned, then resumed, and remains unfinished to this day. It does not appear that permission was ever sought. In the event that this application is approved, we strongly suggest a fixed timescale be applied so that neighboring residents are not subjected to a virtually permanent building site.	See section 7. The outbuilding falls under permitted development and does not require planning permission.
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7 **Planning Considerations**

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Highway Implications
- (vi) CIL and SRMP considerations

(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 supported, provided it is of a high quality design, the relevant contributions are provided and the proposal does not have a significant adverse effect on the neighbouring properties or the character of the area.

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

This part of Blackthorn Drive is of mixed character with 2 storey dwellings, bungalows and a garage court. In this context a chalet bungalow would not appear out of character, however, its forward siting close to the road, limited garden area, and the extend of the footprint would result in a cramped and congested layout, with little separation to the site boundaries. As such it would not be in keeping with the immediate form of development and it is to this regard that the proposed dwelling would be detrimental to the amenities of the area and contrary to the Borough Design Guide and Policy CS16 of the Havant Borough Core Strategy

(iii) Impact upon residential amenity

The proposal would leave No 24 with a rear garden of 9.73m which together with the side garden would provide adequate amenity area for the existing dwelling. In respect to the bungalows to the east the proposed dwelling would be approximately 18m from these bungalows, however, the first floor dormer on this elevation is set back from the front boundary and as such the proposal would provide a window to window separation in excess of 20m in accordance with the Borough Design Guide, achieving an acceptable relationship.

Adjoining the site to the west is the rear garden to No 23 Blackthorn Drive. The proposed dwelling would be sited 4m from this boundary. This rear elevation comprises a dormer, serving a bath room which would be obscure glazed and 2 roof lights serving the bedroom, which also has a dormer window in the front elevation. Whilst the plans do not state the roof lights are to be obscure glazed it would be possible to condition this or restrict the cill of the roof lights to a minimum of 1.7m above floor level, thus restricting over looking. However, the building would be sited very close to the boundary with No23, such that it would be dominant and imposing.

In respect to garden provision, it is noted that the proposal is for a small one bed dwelling and as such a garden depth less than the minimum 10m depth set out in the Borough Design Guide may be acceptable if it does not adversely impact neighbours or future occupants. In this case at only 4m deep with a very close relationship with No23, it is considered that this would result in a cramped and congested layout to the detriment of the amenities of the future occupants of the proposed dwelling house and those of No 23. It is considered that activities associated with the use of garden could be intrusive and detrimental to the amenities of No23. Additionally the office/store and dining room are of such a size that they could be used as a bedrooms, which could result in an intensification of activities. It is considered that the limited garden depth would be detrimental to the amenities of future occupiers and those of No23 contrary to the Borough Design Guide and Policy CS16 of the Havant Borough Core Strategy.

The submitted plans indicate one parking space to serve the development which meets the standard for a one bed dwelling. In the event that the dining room and/or office were used as bedrooms the parking standard of 2 spaces for a 2 or 3 bed property would not be satisfied. Given the limited plot size and extent of site coverage, the development as proposed is not able to accommodate a second parking space.

(iv) Highway Implications

The Council's Development Engineer has raised no objection on highway safety grounds to the proposal on the grounds of the information provided that parking and the

provision dropped kerbs are conditioned.

(vi) CIL and SRMP considerations

The CIL rates to be applied to development are set out in the Havant Borough Community Infrastructure Levy Charging Schedule, which was adopted by the council on the 20th February 2013. This followed two public consultation exercises and an Examination into the Charging Schedule by an independent Examiner. The Examiners Report concluded that the Havant Borough Council Community Infrastructure Levy (CIL) Charging Schedule provided an appropriate basis for the collection of the levy in the borough. The levy is charged at £100 per square metre on new floorspace (measured as gross internal area), plus indexing. It is considered that there is a CIL liability of £12,673.21 for this development, which would need to be paid prior to commencement of development.

This development would increase the number of dwellings within the 5.6km zone identified as significant in potentially increasing recreational pressure on the Solent SPA. Natural England's advice in regard all new housing development within this zone is that it is likely to have a significant effect on the SPA. The measures of mitigation adopted by the LPA requires a payment of £181 per dwelling to the Solent Disturbance Mitigation Project. The required payment has not been provided and therefore the proposal is contrary to Policy DM24.

8 **Conclusion**

The proposed development within the rear garden area of 24 Blackthorn Drive would be out of character with the locality, and would be detrimental to the amenities of the future occupants of the proposal and those of the adjoining property. In addition, appropriate contributions to the Solent Disturbance Mitigation Project are not in place. It is therefore recommended that the application be refused.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/18/00075

for the following reasons

- 1 Development of the site in the manner proposed would amount to overdevelopment in that it would give rise to an unsatisfactory plot size and a cramped and congested layout that would conflict with the established pattern of development in the locality, which would not provide satisfactory living conditions for the occupants and would have an adverse effect on the amenities of occupiers of adjoining property at 23 Blackthorn Drive such as would have an adverse impact on the amenities. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 2 The proposed office/store is of a size to accommodate a second bedroom and the proposal does not provide adequate car parking for a 2 bedroom property. Consequently it has not been demonstrated that sufficient parking can be

provided on site for the proposed development in accordance with the Local Planning Authority's adopted standards and the proposed development would therefore encourage the parking of vehicles on the public highway which would interrupt the free flow of traffic, detrimental to residential amenity and contrary to Policies the CS16, , and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 3 The proposal, without the completion of the appropriate binding arrangements to secure a contribution towards the Solent Disturbance Mitigation Project, is contrary to the Council's Policy on mitigating the impacts of development which, in accordance with approved Policy DM24 of the Local Plan seeks to mitigate the impact of new residential development on the Solent Special Protection Area (SPA).