
Site Address:	8 West Haye Road, Hayling Island, PO11 9RN		
Proposal:	Proposed 1No. 2 bed bungalow to rear of 8 West Haye Road.		
Application No:	APP/17/00396	Expiry Date:	05/06/2017
Applicant:	Mr & Mrs Harry		
Agent:	Mr Critchley	Case Officer:	Lewis Oliver
	Martin Critchley, Architect		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site lies to the south of West Haye Road, and includes land to the rear of 8 West Haye Road on an area of garden land, with the site being flat. The site is surrounded by residential development on all sides, which varies in size, scale, massing and design.

The area has a mixed residential character of mainly street frontage development but with examples of backland type development and re-development sites, most notably to the west on Eastoke Avenue.

2 Planning History

None

3 Proposal

The application is for the erection of 1No. 2 bed single storey bungalow to rear of 8 West Haye Road. The proposed access to the dwelling would be taken along the eastern side of the existing dwelling, which results in the need for the demolition of an existing sun room

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)
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)
CS9	(Housing)
DM10	(Pollution)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

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

Confirmation of the size of the new windows on the existing dwelling will be required as these may exceed permitted limits.

Community Infrastructure

No response

Crime Prevention -Minor Apps

No response

Highways Engineer, Development Engineer

Although general turning on site is not required for developments onto non classified road this layout has a long drive which provides parking for two vehicles and bin storage and as a result the highway will be required to manoeuvre residents cars. To use the car in front the one behind will have to reverse onto West Haye road then stop or park before the first vehicle itself will reverse into the road, This will cause inconvenience to users of the West Haye road and I suggest planning highway amenity issues to local residents.

Amended plans were received, which the Highway Engineer has considered and has raised no objection to the application.

Public Spaces

No response

Waste Services Manager

No response

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: 13

Number of site notices: 1.

Statutory advertisement: Not applicable.

Number of representations received: 4

Comment	Officer Comment
Objections: The elevated windows, within the East and South elevations, will overlook the adjacent properties.	The windows on the eastern elevation are rooflights in the roof slope, which would provide light to the ground floor accommodation, which would serve a lounge and toilet. It is considered that given that they are high level windows in the roof slope, that the development would not create significant overlooking into the neighbouring properties. Furthermore a condition has been included to restrict any roof alterations, in order to control the impact on neighbouring properties in terms of overlooking.
Issues could occur, with the single driveway down the side of the properties, from additional cars backing onto West Haye Road during manoeuvres.	See section 7.1 (vi)
Concerned as to the future conservation of trees currently on the site	None of the trees within or around the site are covered by Tree Preservation Orders. Furthermore the trees around the area are not of high quality and any loss of these trees would not have a significant adverse impact on the character and appearance of the area
Overdevelopment of the site	See section 7.1 (ii)

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) Residential amenities of proposed dwelling
- (v) Highway matters
- (vi) Flood risk
- (vii) Developer contributions / CIL

(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.

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

The site lies to the south side of West Haye Road and would be accessed via a new access and driveway to the east of the existing bungalow 8 West Haye Road. The site is very enclosed and the proposal is for a bungalow. The design of the building is standard single storey bungalow design and would therefore not be out of keeping with the existing two storey and chalet dwellings in the immediate area. Furthermore the development would be obscured from wider public view by existing bungalows and houses.

In terms of the pattern of development in the vicinity of the site, the proposal would result in backland development. It is noted in this regard that the sites on the other side of Eastoke Avenue, which is to the west and north of the site have been redeveloped, this includes a more comprehensive redevelopment with three new bungalows provided. It is therefore considered that the pattern of development locally does include the provision of new dwellings without their own street frontages. The proposal does not therefore conflict with the established pattern of development in the vicinity of the site.

(iii) Impact upon residential amenity

The proposed site is surrounded by other residential properties and the most significant impacts are considered to be to No's. 4, 4A and 10 West Haye Road, 8, 10 and 10A Eastoke Avenue and 85 Southwood Road.

No.8 is the existing dwelling on the site. This property would need to be altered in order to accommodate the new access by removing an existing side extension. A plan has been provided to show how this would be achieved. The existing bungalow would retain a small but acceptable external amenity space with a rear garden of approximately 10m depth and front car parking. There would be an impact from the use of the proposed access in terms of vehicular movements/disturbance, however, on balance and given the limited use of the proposed access associated with one dwelling to the rear it is not considered that a refusal of planning permission based on this additional impact could be sustained.

No.4 and 4A West Haye Road are set adjacent to the proposed access driveway of the application site. The proposed dwelling is located approximately 28 metres away from the rear elevations of these properties. The common boundary is marked by a 1.8m fence. It is not considered that the proposed access drive would have an unacceptable impact on the occupiers of this property.

No.10 is a bungalow with rear conservatory. There is a 1.8m closed boarded fence on the boundary. The dwelling would be 1 metre from the boundary at this point, with the neighbouring property itself being 15m to the north east. It is considered that given the layout, size and scale of the proposal would not have a significant adverse impact on the amenities of this property.

To the west are the properties of 8, 10 and 10A Eastoke Avenue, these properties are located between 22 and 24 metres from the application site boundary, and 25 and 27m to the proposed property itself. Therefore given this degree of separation in

combination with the scale and size of the proposal that the development would not have a significant adverse impact on the amenities of this property. In order to ensure that no roof alterations and subsequent windows are installed on the property, a condition removing permitted development rights is included, this would ensure that the LPA retain control over development on this site.

No's 85 Southwood Road (chalet detached property) back onto the application site. This property is set approximately 37m off the common boundary and benefits from substantial rear gardens. There would be a very small degree of overlooking to the new bungalow (considered below), however the new bungalow would be single storey and would not result in significant overlooking to the properties in Southwood Road. Furthermore a condition removing permitted development rights is included, this would ensure that the LPA retain control over development on this site. Whilst there would be an increase in activity resulting from the proposal, this is not considered sufficient to warrant a refusal of planning permission.

(iv) Residential amenities of proposed dwelling

The layout shows how the site would be laid out and includes two parking spaces. A rear garden of between 9.5m and 6m depth and 14m in width if provided, whilst not quite providing the required 10m garden depth, it does provide a wide garden and is considered an appropriate sized garden for the property.

Whilst the property would be subject to a degree of overlooking, this is to be expected in a built up area and would nevertheless provide a reasonable level of private amenity. Overall it is considered that the impact on the development is acceptable in terms of the amenities of future residents.

(v) Highway matters

The development would result in a new access onto West Haye Road. The revised layout includes on site parking and turning for the new dwelling and parking for the existing dwelling could be retained to the front of the existing bungalow. Cycle parking can be provided for the new dwelling. It is considered that subject to appropriate conditions that the development would not have a significant adverse impact on the safety and free flow of the highway network.

(vi) Flood risk

In relation to flood risk, the site is located in Flood Zone 1 (the lowest category) and there are therefore no in principle objections to residential development in terms of flood risk.

(vii) Developer contributions / CIL

A contribution towards the SPA is required under Policy DM24 of the Allocations Plan. The relevant contribution has been paid and paperwork return. The application is CIL liable for £11,985.27 and the relevant forms provided and a draft liability notice sent.

8 Conclusion

In conclusion the development is considered to be acceptable in principle. The design, scale and massing of the proposal is considered to have an acceptable impact on the character and appearance of the area. The dwelling could be provided such that it would have an acceptable impact on the amenities of neighbouring residents and to provide appropriate residential amenities for the future occupants. Mitigation has been provided in relation to potential impacts on the SPA. The proposals would subject to

conditions and details have an acceptable impact on highways and the site is not subject to unacceptable flood risk. CIL contributions are required and a financial contribution to mitigate impacts on the SPA has been received. It is therefore considered that planning permission can be recommended in this case.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00396

(A)

(B) for the following reasons/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 site plan 17021-103B
Location and block plan 17021-101
Street elevations 17021-302
Proposed floor plans 17021-401
Proposed elevations 17021-501
Proposed elevation 17021-502

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building 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 policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 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.

- 5 No above ground development shall take place until plans and particulars specifying the provision to be made for external lighting of the same has been submitted to and approved in writing by the Local Planning Authority. There shall be no external lighting on the site other than as thereby approved.
Reason: To safeguard the amenities of the locality and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 6 The parking area shall be provided in accordance with the approved plans before the dwelling is first occupied and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles or other storage purposes incidental to the use of the dwelling house as a residence.
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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A, B, C and E, of Schedule 2, Part 1 of the Order shall be carried out without the prior written consent of the Local Planning Authority.
Reason: Any works to the scheme need to be carefully controlled given the limited plot size and proximity to the immediate neighbouring properties in accordance with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.