
Site Address: 151 Southwood Road, Hayling Island, PO11 9PY
Proposal: Variation of conditions 2, 12, 13 and 14 of Planning Permission APP/13/00553 and conditions 2, 3, 12 and 13 of Planning Permission APP/16/00599 (Construction of one pair of 3 bed semi-detached houses and 1 No. 2 bed bungalow with access from Southwood Road) to alter roof design, alter east facing first floor window to plot 3, raise ground floor window height to front elevation and amend window head material.

Application No: APP/16/01221

Expiry Date: 18/01/2017

Applicant: Mr Hurley

Agent: Miss Ward

Case Officer: David Eaves

PLC Architects

Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located on the north side of Southwood Road and is bounded on three sides by existing residential development. The plot is roughly rectangular in shape with an area of 0.068ha and was formerly a vacant brownfield plot. The construction of the frontage units were well underway at the time of the case officers site visit (taking place under previous consents). The southern boundary fronts Southwood Road to which the site has vehicular access.

Southwood Road is a predominantly residential road in the south of Hayling Island. The road contains a variety of dwelling types of a diverse range of designs including both traditional and contemporary styles. The dwellings also vary in height from single to three stories. The properties on the south side of Southwood Road back directly onto the seafront.

2 Planning History

08/51010/005 - Discharge of Condition No. 2 of Planning Permission 01/51010/004., PERM,15/07/2008

APP/13/00553 - Construction of one pair of 3 bed semi-detached houses and 1No. 2 bed bungalow with access from Southwood Road (approved 27.09.2013). Request to Discharge Condition Nos. 2, 4, 6, 7, 9 and 11 (11.05.2016)., PERM,27/09/2013

APP/16/00098 - Proposed construction of one pair of 3 bed, semi-detached houses and 2 No. two bed bungalows with access from Southwood Road., REF,24/03/2016

APP/16/00599 - Variation of Conditions 12 and 14 of Planning Permission APP/13/00553 (Construction of one pair of 3 bed semi-detached houses and 1No. 2 bed bungalow with access from Southwood Road) to alter roof design of houses., PERM,27/07/2016

3 Proposal

Variation of conditions 2, 12 and 14 of Planning Permission APP/13/00553 and conditions 2, 3 and 12 of Planning Permission APP/16/00599 (Construction of one pair of 3 bed semi-detached houses and 1 No. 2 bed bungalow with access from Southwood Road) to alter roof design, raise ground floor window height to front elevation and amend window head materials.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS14	(Efficient Use of Resources)
CS15	(Flood and Coastal Erosion)
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)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Havant Borough Design Guide SPD

Havant Borough Parking SPD

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None

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: 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

(i) Principle of development

This application is to amend the previously approved frontage dwellings which have also been subject to a previous variation of condition approval in relation to the roof form. The changes now proposed relate to minor material changes to the front two units at the site where residential permission was previously granted under extant planning permission reference APP/13/00553 and varied by APP/16/00599. The principle of residential development is therefore established in this case.

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

The alterations now proposed relate to the provision of a 'half dormer' window to the east elevation (to match west elevation), the raising of cill heights to the front elevation ground floor windows and the use of Forticrete Cast Stone Buff, to match the cills, rather than Hanson Oakthorpe Buff Stock brick as approved for the Window heads. These alterations are considered modest and would have an acceptable impact on the character and appearance of the area.

(iii) Impact upon residential amenity

It is considered that the only element that could have an impact on neighbours residential amenities that is different to previous approvals is the proposed east elevation half dormer feature. This provides a slightly larger window than that previously approved. The window would serve a bathroom and would be obscure glazed. The property to the east is a two storey house with one ground floor window facing the application site. Subject to the continued imposition of an obscure glazing condition this relationship is considered acceptable.

8 Conclusion

In conclusion, the proposed minor material amendments are considered acceptable and permission can therefore be recommended.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/01221

- (A) subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location Plan - Drawing No. 1614/L01
Amended Site Layout Plan - Drawing No. 1614/O1b
Proposed Floor Plans Plot 1 - Drawing No. 1614/O2a
Amended Proposed Elevations Plot 1 - Drawing No. 1614/03b
Proposed Floor Plans Plots 2 and 3 - Drawing No. 1614/O4a
Proposed Elevations & Roof Plan Plots 2 and 3 - Drawing No. 15.2127.171
Proposed Site Section - Drawing No. 1614/O7b
Flood Risk Assessment, Stamped 4th June 2013, prepared by Dan McGregor Associates
Reason: - To ensure provision of a satisfactory development.
- 2 Construction of the buildings hereby permitted shall be carried out in accordance with the materials and finishes approved under discharge of condition reference APP/13/00553 on the 27th June 2016 [as amended by this permission in relation to window heads materials] unless otherwise agreed in writing by the Local Planning Authority.
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 National Planning Policy Framework, March 2012.
- 3 The dwellings shall not be occupied until space for the parking of two vehicles per dwelling (including car port) has been provided as indicated on the approved site layout plan (drawing no. 1614/O1b). The parking 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.
- 4 The proposed hard surfaced areas of the development hereby permitted shall be carried out in accordance with the details approved under discharge of condition application APP/13/00553 dated 27th June 2016 unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of the amenities of the locality and having due regard to policy CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework, March 2012.
- 5 The dwellings shall not be brought into use until the boundary screening proposals for the site, as shown on the Proposed Site Layout Plan (Drawing No. 1614/O1b) have been completed in full accordance with that plan. The approved boundary screening shall thereafter be retained at all times.
Reason: In the interests of the amenities of the locality and having due regard to policies CS11.1, CS11.4, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework, March 2012.
- 6 The development hereby permitted including any site clearance shall be carried out other than in accordance with the details specifying the provision to be made within the site and/or on other land nearby for the parking (throughout the clearance and construction period) of construction vehicles and of other vehicles delivering/removing materials and other items to/from the development site approved under discharge of condition consent APP/13/00553 dated 27th June 2016 unless otherwise agreed in writing by the

Local Planning Authority. Throughout such site clearance and implementation of the development hereby permitted, all such temporary parking provision shall be provided and used only as such.

Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16, DM10 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 During the course of the development hereby approved the storage of materials, site offices and wash down to prevent the deposit of mud onto the highway, on site shall be carried out in accordance with the details approved under discharge of condition reference APP/13/00553 approved 27th June 2016. The approved storage, offices and wash down facilities shall be made available prior to the commencement of any building works and throughout the contract period and no materials shall be stored anywhere else on the site unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011.

- 8 The development hereby permitted shall be carried out in accordance with the detailed soft landscaping scheme for all open parts of the site not proposed to be hard surfaced approved under discharge of conditions application APP/13/00553 on the 27th June 2016.

The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 9 The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment (FRA) (produced by Dan McGregor Associates and received by Havant Borough Council on 4th June 2013) and the following mitigation measures detailed within the FRA:

1. Finished floor levels are set no lower than 4.7m above Ordnance Datum (AOD) as per section 4.1 of the FRA.

Reason: To ensure the dwellings are constructed in accordance with the flood risk measures proposed in the submitted Flood Risk Assessment and in the interests of public safety; in accordance with Policy CS15 of the Havant Borough Core Strategy (Local Plan) 2011 and the National Planning Policy Framework, 2012.

- 10 The development hereby permitted shall be carried out in accordance with the details approved under discharge of condition APP/13/00553 dated 27th June 2016 specifying the provision to be made for external lighting of the site unless otherwise agreed in writing. There shall be no external lighting on the site other than as thereby approved.

Reason: To safeguard the amenities of the locality and/or in the interests of traffic safety 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.

- 11 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no alteration to the roof of the semi-detached houses [with the exception of the alterations hereby approved] and detached bungalow hereby approved [including the addition of and insertion of windows and roof lights] permitted by Part 1, Classes B and C of the Town and Country Planning General Permitted Development Order 1995 (as amended) shall be constructed without the prior written approval of the Local Planning Authority.
Reason: In the interests of the residential amenities of adjoining neighbours and to prevent direct overlooking and loss of privacy of neighbouring dwellings and between the dwellings hereby approved. In accordance with Policy CS16 of the Havant Borough Core Strategy (Local Plan) 2011 and the National Planning Policy Framework, 2012.
- 12 The first floor windows in the side elevations of the semi-detached houses, and the ground floor windows in the north elevation of the detached bungalow hereby approved shall at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4. No other windows or openings shall be created in the side elevations of the semi-detached houses, or north elevation of the detached bungalow, without the written approval of the local planning authority.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.