
Site Address: 78 Southwood Road, Hayling Island, PO11 9QF
Proposal: Removal and replacement of existing first floor storey. Cladding and render proposed to the external wall, demolition of existing garage and erection of a new garage to the front east side of the dwelling.
Application No: APP/16/01233 Expiry Date: 25/01/2017
Applicant: Mr & Mrs Bending and Elder
Agent: Mr I Murray Case Officer: Emma Chisnall
 Mr I Murray
Ward: Hayling East
Site Visit Date:

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 No 78 is a hipped chalet style dwelling situated on the south side of Southwood Road. It situated forward in its plot (towards the sea) to the neighbouring dwelling to the west (No 76) which is also a hipped chalet bungalow and has an extant planning permission (currently unimplemented) to move forward in its plot (towards the sea) and be developed to a two storey modern style dwelling. The property to the east is a block of flats with a rear building line situated further south than the rear elevation of No 78.
- 1.2 The entrance to No 78 looks onto Southwood Road and to the front the amenity space is large in size and is hard-surfaced for the provision of parking multiple cars. To the rear the amenity space is staggered in height, adequate in size and hard-surfaced in part with a mixture of paving and shingle. Access to the beach is permitted from this rear space.

2 Planning History

07/70545/000 - Front infill extension at ground and first floor to form porch and bedroom. , PERM,10/10/2007
APP/14/00901 - Demolition of existing detached 4 bed chalet bungalow and erection of 1No. 4 bed house with integral garage at lower ground level, rear first floor terrace and associated parking and landscaping., PERM,04/11/2014
APP/15/00424 - Removal of Condition 4 and Variation of Condition 7 of Planning Permission APP/14/00901 relating to the Code for Sustainable Homes and alteration to fencing requirement., PERM,15/06/2015
APP/15/00766 - Discharge of Condition No. 2 of Planning Permission APP/14/00901. , PERM,02/09/2015
APP/15/00957 - Variation of Condition No. 8 of Planning Permission APP/14/00901 relating to amendments to approved plans., PERM,19/10/2015

3 Proposal

- 3.1 Removal and replacement of existing first floor storey. It is noted that in 2015 planning permission was granted for the demolition of the 6 bed chalet bungalow and for a new modern 4 bed dwelling to be built in its place. The existing footprint of No 78 is to remain unaltered due to the development being at first floor only. The height of the first floor is also approximately 1.5m lower then the height that was granted in 2015 and there are changes proposed to the fenestration and balcony elements of the new application. The garage in position to the front west of the site is proposed to be demolished and re-built larger in size with a flat roof to the front east side of No 78.

- 3.2 The design proposed to No 78 would create a two storey 4 bedroom dwelling with a flat roof with a rendered finish; cladding and brickwork. The flat roofed design has a height of 7m approx within the central section with the ground level to the front of the dwelling dropping almost 2m to an area of existing hard-standing. The development will be 1.2m approx off the eastern boundary and 1m approx off the western. A balcony/terrace is proposed at first floor level to the south.

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)
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
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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Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Coastal Engineering Comment:

I can confirm that the ESCP still have no objection to the proposed development, on the grounds that the existing floor levels of the property are above the predicted 1:200 year extreme tidal level for 2115. In addition, the other aspects of my previous response relating to the upper floors of the property providing safe internal refuge, the incorporation of flood resistance/resilience measures and the preparation of a Flood Warning and Evacuation Plan still apply.

Planning Officer Comment: An informative will be included with the decision that requests the applicant signs up to receive information regarding flood warnings and produces an evacuation plan detailing the actions to be taken in an event of a flood.

Environment Agency Comment:

No objections pending conditions detailing the finished floor levels and that these are no lower than 600mm above the predicted 2115 predicted flood levels of 4.600mAOD and therefore should not be lower than 5.120mAOD.

Planning Officer Comment: A condition will be included with the decision requesting that the development's proposed finished floor levels are no lower than existing. Further comments are provided in Part 7 of this report.

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: 10

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) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Highway and Parking Implications
- (v) Flood Risk Issues
- (vi) CIL
- (vii) Ecological Impacts

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 Southwood Road contains a mixture of property styles from the existing bungalow/chalet bungalow pitched roof properties on this site and the neighbouring dwelling no 76 to flats at three storey to the east. In this particular area the properties are pitched roofed although along Southwood Road there are flat roofed properties. It is considered that the works proposed to No 78 would not look out of place nor detract significant character from the area, it is also noted that the development permitted to rebuild the adjacent dwelling at No76 would be of a similar scale.

7.4 Materials are proposed in render and cladding which will create a modern design to No 78. Although different from the existing materials used on No 78 it is considered that due to the varied streetscene and the sound design produced, the materials proposed should create an attractive appearance which would be in keeping with the nature of the streetscene. Samples and specifications of the materials to be used will be requested to be submitted to the LPA for approval prior to building work commencing to ensure they are in accordance with Core Strategy policy CS16 and the requirements of the Borough Design Guide and NPPF.

(iii) Effect on neighbouring properties

7.5 The proposal will not alter the existing footprint of No 78 at ground level however part of the proposal includes a first floor terrace extending out in line with the rear of the block of flats to the east. Whilst the outside terrace could create an element of over-looking it is noted that the works are set off the shared boundary to the east by approximately 1m, the terrace is in a similar position to the previously permitted scheme and is located on the beach frontage which is already relatively open to public view. On balance it is not considered that the proposed terrace would have an unacceptable impact on the amenities of the adjoining residents. The terrace does not stretch across the full rear elevation from the east and therefore the neighbouring dwelling to the west is considered to be set adequately away from the works reducing the potential

over-looking sufficiently for the development to be considered acceptable.

- 7.6 The existing dwelling has a window to the corner of the western elevation which currently overlooks the dwelling to the west, No 76. The new proposal would bring a window closer to this western shared boundary. However, given the overlooking from the dwelling currently; the extremely open nature of all the dwellings along this stretch of Southwood Road to the beach to the south and from other balconies, it is not considered that the modest increase in overlooking that this new window would create would be sufficient to warrant a refusal of the application. The additional proposed windows along the side elevation at first floor level are either proposed at high level or to be obscure glazed which should ensure privacy levels are maintained between the dwellings.
- 7.7 With respect to the window proposed in the first floor eastern elevation this is high level only and will serve a dining room. As such this should not give rise to any overlooking into the bedrooms within the flat to the east of the site. No representations have been received from the occupiers of the flats regarding the impact of the development on their amenities.
- 7.8 The proposal includes the demolition of the existing garage to the west of the site with a replacement proposed for a larger flat roofed garage in position to the front east of the site. Although it is acknowledged that the garage is large in size it will be located adjacent to the garages provided for the flats to the east and at a lower height and as such should not impact the residential amenity of the neighbouring dwellings.
- 7.9 It is considered that the impact on residential amenity is acceptable in planning terms and as such that the proposal accords with the requirements of policy CS16 of the Core Strategy and the NPPF. It is noted that no letters of objection were received with respect to the scheme.

(iv) Highway and Parking Implications

- 7.10 It is considered that No 78 has ample space to provide the necessary three parking spaces in order to comply with the Havant Borough Parking SPD through the space provided from the garage and the hard-surfaced area proposed for the rest of the front amenity space. Therefore it is felt that the development would not cause any significant parking nor highway implications and can be considered acceptable.

(v) Flood Risk Issues

- 7.11 The application was accompanied by a Flood Risk Statement which has been accepted by both the Environment Agency and Coastal Engineers with no objections. The Environment Agency specified that the proposed finished floor level (FFL) should be no lower than 600m of the predicted 2115 flood level 5.120mAOD. A Topographical Survey (EX01) was submitted with the 2015 application on the 24.09.14 confirming the existing finished floor level at No 78 Southwood Road to be 5.475mAOD which meets with the requirements outlined by the Environment Agency. Therefore the decision shall be conditioned to ensure the development has a proposed finished floor level that is no lower than existing.
- 7.12 Following comments made by the Coastal Engineering team an informative will be included with the decision advising the applicants to sign up for the Environment Agency flood warning service and to produce an evacuation plan containing details of actions to be taken in the event of a flood.

(vi) CIL

- 7.13 The development proposed for the first floor at No 78 does not breach the internal floor space requirement in order for CIL to be applicable and therefore this will not be required as part of the application.

(vii) Ecological Impacts

- 7.14 It is noted that the dwelling at No 78 Southwood Road is in close proximity to the SPA and as such the previous decision granted in 2015 was issued with conditions to ensure the impact was minimised to this area. This included restricting noise levels of construction during winter months to reduce impacts on overwintering birds. Requesting information and plans for equipment store compounds for approval by the LPA prior to building work commencing and ensuring that the area to the south of the site was not utilised during the development as an area of construction and/or storage this was to avoid possible impacts on protected species. Although it is acknowledged that the new proposal is of a smaller scale than the development of new dwelling there is still the potential for the current works to create an adverse impact to ecological interests. In order to address the potential impacts on the area the conditions will be carried forward on this current application in order to ensure the development accords with policies CS11 and DM8 of the Core Strategy.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate. The proposal will result in a modern building on the sea front. There is a mixture of styles in the road and it is considered that the proposal will be acceptable in terms of its design and impact on the street and shore side scenes. The proposal is also considered acceptable in terms of highway, flood risk and neighbour impact subject to the conditions imposed. Planning permission can therefore be recommended.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/01233 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 This permission is a mutually exclusive alternative to planning permissions Reference: APP/14/00901 dated 4th November 2014 and APP/15/00957 dated 19th October 2015 and shall not be built in combination with these consents.
Reason: To ensure a satisfactory development in the interests of the character and appearance of the area having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 3 The development shall be carried out in accordance with the approved 'Flood Risk Statement' (November 2016) and shall have Finished Floor Levels(FFL) no lower than the existing FFL (5.475mAOD) unless otherwise agreed in writing by the Local Planning Authority.
Reason: To reduce the risk of flooding to the proposed development and future occupants and having due regard to policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 All materials, equipment and machinery associated with the construction of the development shall be stored in a designated compound to the north of the dwellinghouse within the curtilage of the property, the detailed location of the compound of which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.
The area of shingle to the south of the dwelling (towards the sea) shall be protected from incursion by construction vehicles, materials, fuels or chemicals, soil or other materials by the erection of a minimum 1.8 metres high fence to be erected directly adjacent to the existing retaining wall (approximately 3 meters from the southern elevation of the house) unless otherwise agreed in writing by the Local Planning Authority. Such fencing shall comprise a vertical and horizontal framework of scaffolding, well raced to resist impacts, supporting a minimum of 20mm exterior grade ply and shall be maintained throughout the course of the works on the site.
Reason: This is required in order to protect the adjacent SPA supporting habitat and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011; the National Planning Policy Framework 2012; Regulation 61 (3) of *The Conservation of Habitats and Species Regulations (as amended)* and Section 28(l) of *the Wildlife and Countryside Act 1981 (as amended)*.
- 5 No percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dbAmax – measured at the sensitive receptor) shall be undertaken during the bird overwintering period October to March inclusive.
Reason: This is required in order to protect the adjacent SPA supporting habitat and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011; the National Planning Policy Framework 2012; Regulation 61 (3) of *The Conservation of Habitats and Species Regulations (as amended)* and Section 28(l) of *the Wildlife and Countryside Act 1981 (as amended)*.
Note: The sensitive receptor is the nearest point of the SPA or any SPA supporting habitat (e.g. high tide roosting site). In this instance the beach to the rear of the application site which is identified within the Solent Brent Goose and Waders Strategy and could be impacted by this proposal.
- 6 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used externally on the first floor extension 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 policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 The development hereby permitted shall be carried out in accordance with the following approved plans:
- Proposed Ground and First Floor Plan: Drawing No A101V3.7
 - Proposed East and West Elevations Plan: Drawing No A102V3.7
 - Proposed North, South and Street Elevations Plan: Drawing No A103V3.7
 - Proposed External 3D Views Plan: Drawing No A106V3.7
 - Proposed Internal/External 3D Views Plan: Drawing No A105V3.7
 - Section Elevation Plan: Drawing No A104V3.7
 - Site and Location Plan: Drawing No A107V3.7
 - Block and Roof Plan: Drawing No A108V3.7
 - Garage Plan and Elevations Plan: Drawing No A109V3.7
 - Existing Elevations and Site Sections Plan: Drawing No A103
 - Existing 3D Views: Drawing No A104
 - Existing Floor Plans. Revised and received via email 13.01.17: Drawing No A101
 - Flood Risk Statement received 30.11.16
- Reason:** - To ensure provision of a satisfactory development.