
Site Address: 26 The Kench, Ferry Road, Hayling Island, PO11 0DF
Proposal: Demolition of existing dwelling and erection of 1No.3 bed replacement dwelling with associated landscaping and improvement of sea defences.
Application No: APP/16/01079 Expiry Date: 27/12/2016
Applicant: Mr Maddison
Agent: Mr Butler Case Officer: Rachael McMurray
 John Pardey Architects
Ward: Hayling West

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a modest flat-roofed bungalow, located in The Kench, on the northern side of Ferry Road. The Kench is a gated community, where bungalows and houseboats are occupied in connection with recreational and leisure use rather than as permanent dwellings. To the south and east are adjoining bungalows within The Kench, with boundary markers that provide a negligible degree of screening. To the north the site faces directly across Langstone Harbour.

The site lies within the open countryside for Development Plan purposes, but The Kench is in itself a relatively densely developed area. The site also lies within the Coastal Zone and Flood Zone 3 and adjacent to the Langstone Harbour Site of Special Scientific Interest (SSSI), the Chichester and Langstone Harbours Ramsar and Special Protection Area (SPA) and the Solent Maritime Special Area of Conservation (SAC).

2 Planning History

None relevant.

3 Proposal

Demolition of existing dwelling and erection of 1No.3 bed replacement dwelling with associated landscaping and improvement of sea defences.

4 Policy Considerations

National Planning Policy Framework

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)
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS9	(Housing)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)
DM9	(Development in the Coastal Zone)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Natural England Government Team:

Internationally and nationally designated sites -

Chichester and Langstone Harbours SPA and Ramsar, Solent Maritime SAC
No objections but conditions proposed including surface water drainage, no percussive piling or works in overwintering period, CEMP to be submitted.

Langstone Harbour SSSI - no objections, no conditions.

Langstone Harbour Board:
No objections

Environment Agency:
No objection subject to conditions relating to finished floor levels.

Building Control, Havant Borough Council:
No objections

Development Engineer:
No adverse comments, however, the red line does not include access to the adopted highway or any parking spaces.

Waste Services Manager:
No objections

County Ecologist:
Possibility of indirect impacts arising from the proposed works. The applicant proposes to submit a Construction Method Statement, this should be conditioned.

Coastal Engineering:

Eastern Solent Coastal Partnership have no objection to the proposed development. The site lies within the Environment Agency's Flood Zone 3, and is therefore deemed to be at high risk of experiencing a 1 in 200 year (0.5% annual probability) extreme tidal flood event.

The applicant has submitted a Flood Risk Assessment (FRA) which sufficiently details how the residual flood risk at the site will be mitigated, through raising the floor levels of sleeping accommodation to 350mm above the existing ground floor levels, which are 300mm above the present day 1 in 200 year extreme tide level for Langstone Harbour, incorporating flood resistant and resilient construction measures, the development of an adequate Flood Warning and Evacuation Plan, and the recommendation for all occupants of the property to sign up to the Environment

Agency's Floodline Direct warning service.

Furthermore, the proposal to raise the height of the existing sea wall at the site to 3.2m AOD in order to match the height of the sea wall at neighbouring 28 the Kench, is in line with the recommendation of the North Solent Shoreline Management Plan (NSSMP) policy of 'Hold the Line' for this area (Policy Unit 5aHI06, Langstone Harbour Entrance to North Shore Road), and will afford residents additional protection from extreme tidal flood events.

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: 19

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: Not applicable.

Number of representations received: 1 x letter of support.

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 on application site and locality
- (iii) Impact on neighbouring amenities
- (iv) Flooding, Biodiversity, Highways and Efficient Use of Resources
- (v) Developer contributions

(i) Principle of development

The Kench has evolved over a number of years with bungalows and their plots having a broadly similar character and scale but varying designs. Although it is not located within an urban area, the replacement of bungalows on a one-for-one basis, as the original buildings deteriorate, is considered acceptable in principle.

(ii) Impact on application site and locality

The proposed bungalow would result in an increase in footprint and area over and above the existing. The D & A statement advises that the overall increase in external area would be from 53m² to 67m² (14m²). There would also be a height increase of 0.4m, with the floor level being raised by 0.35m. It is considered that this could be comfortably accommodated within the plot. Sufficient external amenity space would be retained with 1.2m to the east and then 1.4m to the west. Heights of bungalows are broadly similar across The Kench, and the proposed replacement would not exceed

the highest of the chalets along this section (No. 24). No objections have been received from the neighbours.

The site is prominent and does feature in views of the coast from the harbour area to the north. As the height and design are considered to relate to the existing development along this section of the Kench and provided that suitable materials were used in its construction, it is considered that the proposal would not have a detrimental impact on the character and appearance of the application site or the visual amenity of the locality,

(iii) Impact on neighbouring amenities

The proposed dwelling would be marginally wider and deeper than the existing, apart from a small projecting section adjacent to the boundary with No. 25. However, sufficient distances from the boundary would still be retained - 1.2m to the east and 1.7m to the west. It is therefore considered that the proposal would not result in a material increase in overlooking, shadowing or overbearing effect on the adjoining bungalows. No objections have been received from the adjoining properties.

(iv) Flooding, Biodiversity, Highways and Efficient Use of Resources

Statutory consultees have raised no in-principle objection to the proposal in terms of flooding or ecology, subject to conditions being attached to any planning permission. New dwellings are required to meet the adopted parking standards and in theory, this proposal should provide two allocated parking spaces. However, there is a significant area of communal off-road parking within The Kench and this is the case for many properties including the existing. It is considered that this arrangement would be sufficient.

(v) Developer contributions .

As there is an increase in footprint, the increase is CIL liable. This amounts to 11sqm (internal) and is therefore CIL liable for £1320.98.

8 Conclusion

The proposed demolition and replacement of a three bedroom detached bungalow would be acceptable in principle and would not have a detrimental impact on the character and appearance of the application site, the visual amenity of the locality, the amenities of occupiers of neighbouring properties or other material planning interests. The planning application should therefore be approved.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/01079 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 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.

- 3 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no free-standing walls, fences or other means of enclosure of any kind permitted by Part 2, Class A 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 visual amenity and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A to G 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 visual and neighbouring amenity and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 Prior to the commencement of the development hereby approved, a Construction Environment Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall set out the measures that will be implemented to avoid and minimise impacts to the adjacent designated sites (SSSI/SPA/Ramsar/SAC) and shall include (though not necessarily be limited to):

- Ensuring best practice is in place for operating machinery to reduce unnecessary noise;
- 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) to be undertaken during the bird overwintering period (i.e. October to March inclusive), unless the existing noise level measured from the sensitive receptor already exceeds 69dbAmax; in which case, no such works shall be undertaken during the specified period if the resulting noise level would exceed the existing noise level measured from the sensitive receptor (NB: 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 Chichester & Langstone Harbours SPA, which is adjacent to the site and could be impacted by this proposal).
- In accordance with Environment Agency guidelines, all reasonable precautions shall be undertaken to ensure that no pollutants enter the water-course.

- All materials, equipment and machinery shall be stored in a designated compound, within the curtilage of the property and outside the SSSI.
- The applicant shall carry out operations in such a way as to give rise to as little damage as reasonably practical to the SSSI. This includes restricting vehicles movements within the SSSI/SPA/Ramsar/SAC to a minimum.
- All contractors working on site shall be made aware of the designation afforded Chichester & Langstone Harbours as a SSSI and be provided with a map that clearly shows its defined boundary in relation to the development site.

The development hereby permitted shall only be carried out in accordance with the approved CEMP.

Reason: To safeguard sites of acknowledged ecological importance and minimise disturbance to over-wintering birds, and having due regard to policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) produced by Ambiental, dated August 2016 and the following mitigation measures detailed within the FRA:

1. Finished floor levels are set no lower than 3.5 m above Ordnance Datum (AOD).

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reason To reduce the flood risk to the proposed development with respect to the existing situation by demonstrating a betterment and having due regard to Policy CS15 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 block plan - DN: 1604-P1-115
 Location PPlan - DN: 1604-P1-100
 Proposed GF plan - DN: 1604-P1-150
 Proposed elevations - DN: 1604-P1-400
 Design and Access Statement

Reason: - To ensure provision of a satisfactory development.