Site Address: 35 West Haye Road, Hayling Island, PO11 9RN
Proposal: Outline application for the demolition of existing dwelling and outbuilding, erection of 1No. 3 bed dwelling and 1No. 2 bed dwelling, with some matters reserved.

Application No:	10/74241/001	Expiry Date:	15/04/2010
Applicant:	Mr R Lambie	Team:	Team 1
Agent:	Mr M Furlonger ADP Architects Ltd	Case Officer:	Heather Lealan
Ward:	Hayling East		

Recommendation: **GRANT OUTLINE CONSENT**

1 Site Description

1.1 The site is situated on the northern side of West Haye Road close to the junction with Creek Road. It comprises of a rectangular shaped plot which is currently occupied by a single dwelling (35 West Haye Road). The boundaries of the site are comprising fencing and mature hedging . The frontage of the site onto the pavement and there is a dropped kerb from the road at the eastern end of the front site boundary.

1.2 To the west of the site lies No.33 West Haye Road, a two storey property. To the rear of No.33 is No.49 Creek Road which is an infill development and consists of one single storey dwelling. To the east of the site are the rear boundaries of the dwelling houses that front onto Creak Road.

2 Planning History

10/74241/000
Outline application for the demolition of existing dwelling and outbuilding and the erection of 1No. 3 bed dwelling and 2 No. 2 bed dwelling with some reserved matters - Withdrawn

3 Proposal

3.1 The application seeks outline consent for the demolition of the existing dwelling and outbuilding and the erection of 1 No.3 bed dwelling and 1 No.2 bed dwelling with some matters reserved. The only matters to be considered at this stage are layout and access. The property to the front of the site is proposed as a chalet bungalow and the property to the rear of the site is proposed as a bungalow.

3.2 The front elevation of the replacement dwelling would match the existing building line along West Haye Road and will occupy a similar footprint and be of a similar scale to the existing dwelling. There would be a separation of 27m from the rear elevation of the replacement dwelling to the front elevation of the proposed new dwelling.

3.3 Each dwelling would be provided with 1No. on site parking space and a garage. These parking spaces would be provided to the centre of the site.

3.4 The landscaping and appearance of the proposed dwellings are to be agreed at the reserved matters stage.

4 Policy Considerations

National Policies

PPS 1 (Delivering Sustainable Development)
PPS 3 (Housing)
PPG 13 (Transport)

South East Plan

CC1 (Sustainable Development)
CC6 (Sustainable Communities & Character of the Environment)
H5 (Housing design and density)

Saved Policies of HBDWLP 1996 - 2011 forming part of HBLDF

D1	(High Quality Design)
IMP1	(Financial Contributions)
L6	(Conservation and Protection of Existing Natural Features)
PC1	(Control of Potentially Polluting Uses)
T7	(Criteria for Access to Development)
T9	(Provision of Vehicle Parking and Turning Facilities)
TC10	(Control of Class A3, A4 and A5 Food and Drink Uses - Local Centres and Other Areas)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Access Officer
No comments.

Environment Agency
No comments.

Highways
No objection. A financial contribution would be required for the proposed development. conditions D35, D41, D45 and D46

Crime Prevention -Minor Apps
Plot two is isolated and therefore would recommended that all external doors should be to PAS24 standard and windows to British Standard 7950

Building Control
solid waste storage not shown on plans - there is sufficient space on site for this to be finalised at reserved matters stage.
No public sewers or flues shown

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: 18

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 2

Summary:

Concerns regarding boundary fence and retention of hedge.
Comment: The boundary treatment and landscaping will be considered within a reserved matters application

No objection so long as single storey properties are proposed
Comment: Single storey properties are proposed

Overlooking, windows within the western elevation should be obscurely glazed.
Comment: This is a consideration for a reserved matters application

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) Site Layout and Scale of the Development
(iii) Access and highway Implications

(i) Principle of development

7.2 The site is designated as being within a defined urban area in the Local Plan and, therefore, development is acceptable in principle subject to design, layout and parking provision. he site is outside the flood risk area and no response has been received from the Environment Agency.

(ii) Site Layout and Scale of the Development

7.3 The proposed dwellings have been sited in the plot to acknowledge the amenities of adjoining properties and the overall character of the streetscene whilst seeking to provide two off street parking spaces per dwelling. The front elevation of the replacement dwelling would match the existing building line along West Haye Road and will occupy a similar footprint and to the existing dwelling. There would be a separation of 27m from the rear elevation of the replacement dwelling to the front elevation of the proposed new dwelling.

7.4 Both of the dwellings are proposed to be single storey in height. The replacement dwelling to the front of the site indicates rooms in the roof but this accords with the existing dwelling within the plot. The width and length of the properties would be consistent with properties within the immediate area and would therefore be considered acceptable. The front elevation extent of the dwelling within plot 2 extends 3 metres beyond the rear elevation of the closest adjacent property, No49 Creek Road and the closest section of the front elevation of No.49 extends 3 metres beyond the rear elevation of the proposed dwelling. This relationship is considered to be acceptable. There would be a separation distance of 3 metres between these two properties.

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(iii) Access and highway Implications

7.7 The Council's Development Engineer has been consulted on the application and has raised no objection to the proposal. The access and parking arrangements are considered acceptable and comply with Policy T9 of the Havant Borough Local Plan 1996-2011 forming part of the Havant Borough Local Development Framework. A number of conditions have been requested to be applied to the outline permission.

7.8 The development would attract a developer contribution towards the provision of transport in accordance with the Council's adopted saved Policies T10 and IMP1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework. A Section 106 Agreement has been entered into by the applicant agreeing to contribute towards transport improvements.

8 Conclusion

8.1 The proposed layout would provide an acceptable relationship to the buildings and spaces surrounding the site and would not harm the amenity of the neighbouring properties in terms of outlook, loss of light or privacy. It is therefore recommended that outline planning permission is granted subject to conditions.

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9 RECOMMENDATION:

That the Head of Development & Technical Services be authorised to **GRANT OUTLINE CONSENT** for application 10/74241/001

1 The development hereby permitted shall be begun before the expiration of 2 years from the date of the approval of the last of the reserved matters to be approved.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2 Application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of the grant of this planning permission.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

3 Approval of the details of the appearance of the proposed development and the landscaping of the site hereinafter called "reserved matters" shall be obtained from the Local Planning Authority in writing before any development is commenced.
Reason: In order to secure a satisfactory development and having due regard to saved Polices D1, PC1, T9 and L6 of the Havant Borough District Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

4 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the detailed proposals for all of the following aspects of the same herein called "the reserved matters" have

been submitted to and approved in writing by the Local Planning Authority.

(i) The reserved matters:

(a) The design and external appearance of all buildings (including details of the colour and texture of external materials to be used);

(b) Landscaping including a landscape design showing the planting proposed to be undertaken, the means of forming enclosures, the materials to be used for paved and hard surfaces and the finished levels in relation to existing levels;

(ii) Other matters:

(a) The finished levels (above ordnance datum) of the proposed dwellings and the surrounding ground levels;

(b) The layout of foul sewers and surface drains;

(c) The manner of treatment of existing water courses and ditches;

(d) Landscaping including the arrangements to be made for the future maintenance of landscaped and other open areas;

(e) The alignment, height and materials of all walls and fences and other means of enclosure;

(f) Hardsurfacing proposals including surfacing materials;

(g) The areas to be used for contractors' vehicle parking and materials storage during (site clearance and) construction of the development;

Reason: To secure orderly development and to safeguard the amenities of the locality and having due regard to saved Polices D1, PC1, T9 and L6 of the Havant Borough District Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

5 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or hard surface permitted by Part 1, Classes A, B, C, E of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008, as amended, shall be constructed within the curtilage of the site without the prior written approval of the Local Planning Authority.
Reason: To safeguard the amenities of the neighbouring residential properties and having due regard to saved Polices D1, PC1, T9 and L6 of the Havant Borough District Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

6 The premises shall not be occupied before the proposed access and the crossing of the highway verge and/or footway is constructed and laid out in accordance with the approved details.
Reason: In the interests of highway safety and having due regard to policies and proposals D1 and T7 of the Havant Borough District Wide Local Plan 1996-201, which forms part of the Havant Borough Local Development Framework, and PPG13 of Planning Policy Guidance.

7 The existing access to the site shall be stopped up and abandoned and any footway/verge crossings shall be reinstated on completion of the new access.
Reason: In the interests of highway safety and having due regard to policies and proposals D1 and T7 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and PPG13 of Planning Policy Guidance.

8 The development shall not be brought into use until a minimum of 2 parking spaces and 2 cycle spaces for each unit have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
Reason: In the interests of highway safety and having due regard to policy T9 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and PPG13 of Planning Policy Guidance.

9 The development shall not be brought into use until a turning space is provided within the site to enable vehicles to enter and leave the site in forward gear in accordance with details to be agreed in writing by the Local Planning Authority. This space shall thereafter always be kept available for such use.
Reason: In the interests of highway safety and having due regard to policy T9 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and PPG13 of Planning Policy Guidance.

10 The development shall be by one chalet bungalow to the front of the site and one bungalow to the rear of the site only. Both dwellings shall have eaves which are no greater that single storey in height and the bungalow shall not contain any accommodation at first floor level.
Reason: In order to secure a satisfactory development and having due regard to saved Polices D1, PC1, T9 and L6 of the Havant Borough District Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

Case Officer:
Signed Date

Recommendation Agreed by DC Team Leader/Development Services Manager:
Signed Date