
Site Address: Cockle Point, Marine Walk, Hayling Island, PO11 9PQ
Proposal: Variation of Condition 2 of Planning Permission APP/23/00190 to update the approved drawing numbers.
Application Type: Variation/Relief of Condition
Application No: APP/24/00068 Expiry Date: 20/03/2024
Applicant: Mr & Mrs Johnson
Agent: S Roberts Case Officer: Joseph Toole
 Critchley Architecture And
 Design (CAAD) Ltd
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

Cockle Point, Marine Walk, Hayling Island, is detached bungalow located off an access road from Marine Walk. The bungalow comprises of brickwork and flint blocks and concrete roof tiles.

The site occupies a coastal position bounded by an existing coast path. It is within the Chichester Harbour Area of Outstanding Natural Beauty (AONB), a Site of Special Scientific Interest (SSSI), a Special Protection Area (SPA), Ramsar, and Special Area of Conservation (SAC).

There is a number of TPO trees within the vicinity of the application site.

The application site is located within Flood Zone 3.

2 Planning History

APP/11/01100 - Reconstruct 230m sea defence to the original design height, within environmental footprint of existing defence apart from a 1.5m encroachment onto shingle foreshore. Profile the embankment prior to installation of Rip-rap with an 1800mm foundation. Reinstate existing beach profile over foundation.,
PERM,30/09/2011

APP/22/00754 - Loft conversion with 4No. dormers to front and rear, bay window extension, balcony to first floor, extended raised terrace area with ramped access and balustrade, internal and external alterations, PERM,20/01/2023

APP/22/00762 - Loft conversion, internal alterations, and alterations to external materials., UNK,

APP/23/00104 - Proposed replacement access gates, garden store and summerhouse and construction of swimming pool and 2 storey garage. ,
PERM,15/06/2023

APP/23/00190 - Loft conversion with 4No. dormers to front and rear, bay window extension, balcony to first floor, extended raised terrace area with ramped access and balustrade, internal and external alterations (Revised Application Alterations to Permission APP/22/00754)., PERM,15/06/2023

3 Proposal

Variation of Condition 2 of Planning Permission APP/23/00190 to update the approved drawing numbers. The changes involve reducing the number of dormers from 4 to 3 and the inclusion of additional roof windows. Only the differences from the previous approval (APP/23/00190) will be considered below.

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)
CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable 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

Arboriculturist

1. I have carried out a review of the relevant documents available on the HBC planning portal and provide the following comments.
2. The application is to vary numbers of windows/dormers and will have no Arboricultural implications.

Chichester Harbour Conservancy (1)

No Objection with conditions

- 1) We would ask that the applicant considers retaining the vertical subdivision to the ground floor glazing to the east elevation, as per the approved plans, to be sympathetic to the AONB.

Conditions are to be read in conjunction with the overall recommendation and should not be separated.

Officer Comment

CHC response was passed onto the Applicant's Agent. They responded explaining the reason for providing the sliding doors due to various matters such as security, ventilation, disabled accessibility and means of escape. This was then passed back to CHC.

Chichester Harbour Conservancy (2)

I take the point about disabled access and usability for Mrs Johnson, and therefore, reluctantly, accept the proposed larger sliding doors on this occasion. Thank you for forwarding our comments to the applicant.

Councillor Leah Turner - Hayling East

No Comment.

Councillor Mark Coates

No Comment.

Councillor R Raines - Hayling East

No Comment.

County Archaeologist

Thank you for your consultation, I can confirm that I would not raise any archaeological issues.

Ecologist

I have no comments to make on ecological matters.

Environment Agency

No Comment.

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
Future concerns further development would be carried out	This is not a material planning consideration.
Subtle way to get permission through which has been denied for many years	This is not a material planning consideration.
Double storey garage concern being further dwelling	This is not what is being applied for. A new dwelling would need formal planning consent.
The development will generate additional surface water runoff and reduce flood storage capacity. Flooding of local area will be worsened. FRA	Flood Risk has considered under planning reference APP/23/00190 and was considered to be acceptable.

does not refer to off site flooding and provide no detail of mitigation measures	
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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 and AONB
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is located outside of the defined urban area and within a non-urban area. Policies AL1 and AL2 in the Havant Borough Council Local Plan (Allocations) July 2014 are relevant and Policy AL2 states that planning permission will be granted for developments within undeveloped gaps or non-urban areas that help to define the separate identity of settlements and prevent their coalescence where development relates to small scale householder development. The proposed development is for alterations to the property. The development would not undermine the separate identities of settlements or result in their coalescence. As such, there is no objection in principle to the proposal, subject to compliance with other Development Plan Policies.

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

7.3 The proposed works to reduce the number of dormers from 4 to 3, the inclusion of rooflights and other fenestrational alterations are not considered to have an adverse impact upon the character of the area and the AONB.

7.4 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.5 The proposed works are not considered to have an adverse impact any surrounding properties.

7.6 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

8 Conclusion

8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, AONB and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00068 subject to the following conditions

- 1 The development must be begun not later than 15/06/2026.
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:

Location and Block Plan - 22020-102 REV F
Proposed Floor Plans - 22020426F
Detailed West Elevation - 22020540A
Detailed North Elevation - 22020541A
Detailed South Elevation - 22020542A
Detailed East Elevation - 22020543A
Arboricultural Impact Assessment from APP/23/00190
Ecological Impact Assessment from APP/23/00190
Planning Statement V2 from APP/23/00190
Flood Mitigation Measures from APP/23/00190
Flood Risk Assessment FRA from APP/23/00190
Construction Environmental Management Plan - 01 from APP/23/00190

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The development hereby approved shall proceed in accordance with the ecological avoidance and mitigation measures as detailed in Table 01 of the Ecological Impact Assessment (Lizard, December 2022).

Reason: to provide ecological protection and enhancement in accordance with the Conservation Regulations 2017, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011.

- 5 The proposed development approved shall be carried out in accordance with the Arboricultural Impact Assessment by Arbor-Eco Consultancy dated July 2022 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the TPO trees within the vicinity are retained and adequately protected from damage to health and stability throughout the

construction period in the interests of amenity and having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.

- 6 The proposed development approved shall be carried out in accordance with Flood Mitigation measures by Critchley Architecture and Design Ltd. unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that flood risk has been appropriately addressed having due regard to policies CS15 and CS16 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 The development hereby approved shall be in accordance with the Construction Environmental Management Plan (Lizard, May 2023) unless otherwise agreed by the Local Planning Authority.

Reason: To provide ecological protection and enhancement in accordance with the Conservation Regulations 2017, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS11 of the Havant Borough Core Strategy March 2011.