
Site Address: 7 Wheatlands Avenue, Hayling Island, PO11 9SG
Proposal: Demolition of existing bungalow and replacement 1No. 3bed dwelling.
Application Type: Full Planning Permission
Application No: APP/22/00185 Expiry Date: 15/04/2022
Applicant: Mrs Donkin
Agent: Mrs Fox Case Officer: Graham Speller
Critchley Architecture and
Design Ltd
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located on the northern side of Wheatlands Avenue and is occupied by a single storey detached dwelling house and separate annex to the rear.
- 1.2 The surrounding area is predominantly residential in character with dwelling houses of varying styles and design.

2 Planning History

APP/21/00180 - Application for a Lawful Development Certificate for an existing use, relating to use of property as a private dwellinghouse with ancillary annexe., PERM, 18/08/2021

3 Proposal

- 3.1 Demolition of existing bungalow and replacement 1No. 3bed dwelling.
- 3.2 The application was amended during the course of its consideration in that the proposed annex replacement is no longer part of the proposals. Reconsultation was carried out.

4 Policy Considerations

National Planning Policy Framework 2021
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)
CS21 (Developer Requirements)
CS9 (Housing)
DM13 (Car and Cycle Parking on Residential Development)

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

Building Control

No comments received.

Community Infrastructure, Planning Policy & Urban Design

CIL Liable: <http://www.havant.gov.uk/community-infrastructure-levy-charging-schedule>.

Not SRMS liable as the application is for a replacement dwelling.

Councillor Leah Turner - Hayling East

No comments received.

Councillor M Wilson - Hayling East

No comments received.

Councillor R Raines - Hayling East

No comments received.

Crime Prevention -Minor Apps

No comments received.

Engineering/Drainage

No comments received.

Environment Agency

No comments received.

Natural England Government Team

No comments received.

Coastal Partners Coastal Engineer

Thank you for consulting with Coastal Partners on the above application, I can confirm that we have no objection in principle to the proposed development from a tidal flood risk perspective, however we are able to offer the following comments and advice.

The site is shown to partially lie within the Environment Agency's present day Flood Zone 2 and is therefore considered to be at risk from a 1:1000 year (0.1% annual probability) extreme tidal flood event. However from 2055 the whole site is expected to be within Flood Zone 2 and by 2085 Flood Zone 3. For information, the present day 1:200 year extreme tidal flood level for Chichester Harbour is shown by the Partnership for South Hampshire's Strategic Flood Risk Assessment (PfSH SFRA) to be 3.4 mAOD, increasing to a predicted 4.5 mAOD by the year 2115, due to the effects of climate change. However, it should be noted that the PfSH SFRA is currently being updated to reflect the latest climate change guidance.

The applicant has submitted a Flood Risk Assessment (FRA), compiled by Critchley

Architecture And Design Ltd, v2 dated February 2022, sufficiently outlining how tidal flood risk at the site will be mitigated. The FRA states that finished floor levels will be raised 450mm above ground level sitting on open stilts to allow flood water to drain freely. A number of mitigation measures are also proposed including a flood resistant door, non-return valves on sewer pipes, separate electrical circuits for upper and lower floors and external doors to have slotted jamb provisions for flood boards. In addition to this there is no increase in the number of bedrooms proposed and the development provides betterment by placing the bedrooms on the first floor.

It is worth noting that access and egress is unlikely to be available during an extreme tidal flood event. Occupants will be reliant on safe internal refuge and Coastal Partners would recommend the preparation of a Flood Warning and Evacuation Plan in accordance with advice from the EA, as well as occupants sign up to the Environment Agency's Flood Warning Service.

In all circumstances where flood warning and evacuation are significant measures in contributing to managing flood risk, we expect local planning authorities to formally consider the emergency planning and rescue implications of any development in making their decisions.

Waste Services Manager

No comments received.

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: 9

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 3

Two letters of objection raising the following issues:

- Understand adjacent property needs to be redeveloped but the redevelopment of the annexe will seriously restrict sunlight and privacy to garden
- Development of main house with bedroom windows will mean privacy is now compromised
- Very big and very close to boundary
- Height of roof and building would shut off a lot of light to side of bungalow

One letter of support making the following comments:

- Sympathetic design which will enhance the street scene
- Improvement to the existing substandard house
- Accepts height for reason of protecting occupants if it were to flood

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
- (iv) Flood risk
- (v) Highways and parking
- (vi) Impact on ecology
- (vii) CIL

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development management criteria.

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

7.3 The proposal would be a chalet style bungalow albeit the upper floor would be served by windows to the front and rear with rooflights to the roof. This would reduce the scale and massing of the proposal and the applicant has submitted a street scene elevational drawing that demonstrates that the new dwelling would be a transition between to the two storey building to the west and the single storey building to the east.

7.4 The proposed footprint of the new dwelling house would be similar to the existing dwelling house, albeit extended further to the west. The roof would continue over an otherwise part open car port on the eastern side.

7.5 The materials include a zinc roof and render and will result in a contemporary appearance whilst maintaining a chalet bungalow style. There is an eclectic mix of styles and designs of dwelling houses in the immediate locality, and it is considered that the proposed design, in terms of appearance, mass and scale, would assimilate well into the street scene adding to the variety of styles in the locality.

7.6 Overall the design and appearance of the proposal is deemed appropriate in context to the area 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 amenities of the locality.

(iii) Impact upon residential amenity

7.7 As noted above in the representations received, concern was raised regarding the height of the proposed annex. However, with agreement of the applicant's agent, this element of the proposals has been withdrawn.

7.8 Concern has also been raised regarding potential overlooking from the windows in the upper floor of the northern elevation. However, it is considered that by reason of the distances from neighbouring properties, which the drawing is annotated a minimum distance to the rear boundary of 18.59 metres, that there would not be any significant loss of privacy as a result of the development sufficient to warrant a refusal on these

grounds. In addition, it is not unusual for some mutual overlooking within built up areas.

- 7.9 Whilst the height of the new dwelling house would increase to 7.625 metres, the proposed eaves have been kept relatively low and not dissimilar to the adjacent property at No.9 which would reduce its impact on No.9. There is a part glazed door and small side window to No.9 facing the application site, however, whilst there would be some impact on light to these it is not considered limited and acceptable. It is considered that adequate distances between properties would be maintained and that there would not be any significant adverse impacts on neighbour amenity as a result of the development.
- 7.10 The proposed dwelling would be set closer to No.5 than at present, however, there is a lean to on the side of No.5 set closest with no side windows and the relationship to No.5 is considered acceptable.
- 7.11 It is considered that the proposal will not appear overbearing or lead to significant overlooking 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).

(iv) Flood risk

- 7.12 Part of the site falls within Flood Zones 2 & 3. The proposal is for a replacement dwelling, and, as such, according to national and local guidance, a sequential test is not required. However, in line with national and local policy, the applicant must demonstrate that the development will be safe over its lifetime and will not increase flood risk elsewhere.
- 7.13 A Flood Risk Assessment dated February 2022 prepared by Critchley Architecture and Design Ltd. was submitted with the application and satisfactorily addresses flood risk and measures to be undertaken. As such, an appropriate condition is recommended to be imposed on any planning permission.

(v) Highways and parking

- 7.14 The parking SPD requires two spaces for a 3 bedroomed dwelling and a parking plan has been provided demonstrating that there would be adequate parking provision within the site in accordance with the SPD. As such, an appropriate condition is recommended to be imposed on any planning permission.

(vi) Impact on ecology

- 7.15 Whilst no ecological information has been provided with the application, the site is not within any designated site of ecological importance. Notwithstanding, it is recommended that an informative be added to any decision notice advising the applicant that if protective species are found when carrying out the development then the advice provided by Natural England should be followed.

(vii) CIL

- 7.16 The development is for a replacement residential dwelling and therefore CIL is liable. However, the application has been submitted with Form 7 - Self Build Exemption Claim form, which means the CIL is now not liable for the charge, subject to the

relevant criteria.

8 Conclusion

- 8.1 The proposal would have limited and acceptable impact on the character of the area and is therefore considered to be appropriate and recommended for approval.
-

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00185 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

21010_101D - LOCATION & BLOCK PLAN

21010_104C - PROPOSED SITE PLAN

21010_403B - PROPOSED HOUSE FLOOR PLANS

21010_501C - PROPOSED ELEVATIONS

FLOOD RISK ASSESSMENT V2

SCHEDULE OF MATERIALS

DESIGN AND ACCESS STATEMENT V2

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as set out in the submitted Schedule of Materials.

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 2021.

- 4 All flood mitigation measures shall be carried out in accordance with the approved details set out in the flood risk assessment V.2 prepared by Critchley Architecture and Design Ltd. dated February 2022.

Reason: To reduce the overall and local risk of flooding and to comply with

Policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2021.

- 5 The car parking, shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

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 2021.

- 6 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), no extension or outbuilding permitted by Classes A, AA, B, C, D or E of Part 1 of Schedule 2 to the 2015 Order (as amended) shall be constructed within the curtilage of the site without the prior approval of the Local Planning Authority.

Reason: In the interests of the amenities of the immediate locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2021.