
Site Address: Cockle Point, Marine Walk, Hayling Island, PO11 9PQ
Proposal: 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
Application Type: Full Planning Permission
Application No: APP/22/00754 Expiry Date: 03/10/2022
Applicant: Mr and Mrs Johnson
Agent: Mr M Critchley Case Officer: Joseph Toole
 Critchley Architecture and
 Design
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 - , PERM,30/09/2011

3 Proposal

The proposal is for a 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

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)

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

There are a number of trees onsite that could be affected by the proposals, of which many are statutorily protected. An arboricultural report has been submitted with the application in which various protection measures have been specified to minimise the impact of this development on these trees during the construction process.

Recommendation:

I raise no objection to the proposals and if you are minded to permit the application, I would recommend that a suitably worded condition is imposed requiring the applicant to adhere to the protection measures detailed within the submitted document.

Chichester Harbour Conservancy

NO OBJECTION WITH CONDITIONS

Conditions:

- Materials in accordance with plans
- Internal blinds to new roof lights
- Retention and protection of trees
- Ecological enhancements to include bird, bat and hedgehog nesting boxes/areas.

Councillor Leah Turner - Hayling East

No Comment.

Councillor M Wilson - Hayling East

No Comment.

Councillor R Raines - Hayling East

No Comment.

County Ecologist (1) - Additional Information Required

The application is not accompanied by any ecological information. I have therefore carried out my own non-exhaustive desk-based assessment using the application documents, online sources and GIS mapping. Whilst I would not expect the site to be of significant ecological value, the existing building may offer potential for protected or notable species, especially roosting bats. The proposals will entail the removal and disturbance of roof materials as well as any void below (although the existing Velux windows suggest there is no void). In my view there is a reasonable likelihood of these features supporting protected species – the site is an isolated dwelling within a partly wooded setting and the immediate area will be attractive to bat species.

I would recommend that the applicant commissions Preliminary Ecological Appraisal of the site: this should include an assessment of the potential for the site to support protected species, to be provided by a qualified ecologist. The Chartered Institute of Ecology and Environmental Management (CIEEM) (www.cieem.net) holds a database of suitably qualified ecologists.

A Preliminary Ecological Appraisal will determine whether there is any evidence of protected species or whether the site offers habitat suitable for supporting protected species, and whether the proposed works are likely to result in impacts to those habitats or species. Unless the qualified ecologist is able to conclude that there is no reasonable likelihood of protected species being present (due to negligible potential) or that if present they are not to be impacted by the works, it is likely that further ecological survey work (Phase 2 survey) will be required prior to determination of the application. The results of any further surveys should be used to provide an assessment of the likely ecological impacts of the proposed works and to inform any mitigation, compensation and enhancement measures.

NPPF, Circular 06/2005 and Natural England Standing Advice on Protected Species, require that planning decisions are based on full, up-to-date ecological information and it is essential that all necessary survey, assessment and mitigation information is available to the LPA prior to determination, particularly in the case of protected species, which are a material planning consideration. This will enable the LPA to determine the application on the basis of full knowledge about the ecological impacts of the proposal and to ensure that any impacts can and will be mitigated, and are acceptable.

County Ecologist (2)

Thank you for consulting me on this application.

The application is now accompanied by an Ecological Impact Assessment (Lizard, December 2022). The report concludes that there is minimal potential for protected habitats or protected and notable species being present and affected, and no additional survey works are recommended. Based on the information presented I concur with this conclusion.

If you are minded to grant permission can I suggest that ecological avoidance and mitigation measures are secured by condition.

Development 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.

If you have any queries, please don't hesitate to contact me.

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
The proposals are appropriate and sympathetic to the location of the property	Noted

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
- (iv) Flood Risk
- (v) Parking
- (vi) Trees
- (vii) Ecology

(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 would result in external alterations, with render to the external walls, wall feature panels being charred larch slats, dormers having dark grey textured laminate and the existing roof tiles would be replaced with dark slates. The proposed balcony railings would be stainless steel mesh in dark anodised aluminium posts and rails. These are considered to be of a modern contemporary design and would update the existing property. It is considered to be of an appropriate design.
- 7.4 The proposal would not increase the footprint of the existing bungalow. The proposed loft conversion is considered to create a modest increase in the roof profile with the hipped form remaining. Therefore, the proposed works are considered to be subservient to the host dwelling. As a result the proposal would be unlikely in visual terms to adversely impact the wider environment or have an impact on the AONB in terms of character and its setting, in accordance with Policy CS12 of the HBLP (Core Strategy). Furthermore, it is deemed to meet the guidelines set out with the Chichester AONB SPD.
- 7.5 Chichester Harbour Conservancy commented on the application raising no objection if the following conditions are meant: materials match those detailed on the proposed plans, internal blinds on rooflights, retention of protected trees and ecology measures. A condition for the materials to match those detailed within the proposed plans has been recommended. Concerning internal blinds this is not considered to satisfy the tests as to conditions. All protected trees would be retained following the proposed development. The County Ecologist commented on the application raising no objections.
- 7.6 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 and AONB.

(iii) Effect on neighbouring properties

- 7.7 Due to the location of the property the proposed works are not considered to have an adverse impact on any of the surrounding properties.
- 7.8 Consequently, it is considered that the proposal will not appear overbearing or lead to 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Flood Risk

- 7.9 The application would be classed as a 'minor development and according to the National Planning Practice Guidance (NPPG) unlikely to cause flood risk unless they would have an adverse effect on a watercourse, floodplain or its flood defences; they would impede access to flood defence and management facilities, or; where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows. The proposal should not affect these areas.

- 7.10 The application site is located within Flood Zone 3. The applicant's submission confirms that floor levels within the proposed development will be set no lower than existing levels and flood proofing of the development will be incorporated where appropriate. It is also worth noting the proposal would not increase the existing footprint. The proposed development is classed as minor development and unlikely to increase the risks associated with flooding to the site and elsewhere and therefore accords with policy CS15 of the Core Strategy.

(v) Parking

- 7.11 The proposal would increase the number of bedrooms from 2 to 3 therefore 2 car parking spaces are required on site according to the Havant Borough Parking Standards SPD. There is sufficient space on site to accommodate this.

(vi) Trees

- 7.12 The Council's Arboriculturalist commented on the application raising no objection. A condition has been recommended for the proposed works to adhere to the Arboricultural Impact Assessment.

(vii) Ecology

- 7.13 The County Ecologist commented on the application requesting a Preliminary Ecological Appraisal to determine whether there is any evidence of protected species or whether the site offers habitat suitable for supporting protected species, and whether the proposed works are likely to result in impacts to those habitats or species. This was provided by the applicant's agent and County Ecologist now raises no objection subject to a condition to comply with the Ecological Impact Assessment. This condition has been recommended to the decision notice.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area, adjacent AONB, neighbours, flood risk, parking and ecology 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/22/00754

- 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:

Location Plan and Block Plan - 22020-102 D
Proposed North and West Elevations - 22020-519 H
Proposed South and East Elevations - 22020-520 H
Proposed Floor Plans - 22020-411 J
Ecological Impact Assessment - LLD2806-ECO-REP-001-00_ECIA.
Planning Statement
Arboricultural Impact Assessment
Flood Mitigation
Flood Risk Assessment

Reason: To ensure provision of a satisfactory development.

- 3 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.

- 4 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.

- 5 Development 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.