
Site Address:	Laetare, Selsmore Road, Hayling Island, PO11 9JZ		
Proposal:	Demolition of existing bungalow and construction of 2 storey 5 bed dwelling with balconies.		
Application No:	APP/20/01171	Expiry Date:	14/04/2021
Applicant:	Mr Savage		
Agent:	Hop Architects Ltd	Case Officer:	Tina Pickup
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site relates a modest detached bungalow located on the north side of Selsmore Road; it is the last dwelling in a linear row before the corner to Rails Lane and Salterns Lane, and is surrounded to its east and north by open fields - currently used for the grazing of horses. The boundary of the defined urban area (adopted policy CS17 and emerging policy E3) follows the site boundary ie the site is the last dwelling within the urban area and lies immediately adjacent the non-urban countryside area of Hayling.
- 1.2 Currently the existing bungalow on the site has a fully hipped roof and is sited with plenty of space to the boundaries, which largely comprise low hedging, resulting in a spacious setting, appropriate to this transition site to the adjacent rural area. The land is relatively flat but does undulate, especially to the rear. There is a public footpath running diagonally across the fields to the north east, from where views of the site are important.
- 1.3 To the west is a row of much more substantial two storey properties, all traditional with red tiled roofs and a mix of brick and render, some mock tudor, elevations. These are generally sited closer together with a more urban feel. The property immediately to the west, Creek View, is in use as a House in Multiple Occupation and has a side garage/annexe that is occupied as a separate dwelling (following the grant of a Certificate of Lawful Use APP/19/01225). The small separate garden serving this annexe abuts part of the shared boundary with the application site.
- 1.4 To the front there are two significant and substantial pine trees located close to the shared boundary with Creek View and falling just outside the application site. Due to their size and location they are constraints to development. The site lies just outside flood zone 2 and 3. Selsmore Road is a classified road.

2 Planning History

None relevant

3 Proposal

- 3.1 Demolition of existing bungalow and construction of 2 storey 5 bed dwelling with balconies.
- 3.2 During the course of determining this application, amended plans have been received lowering and reducing the scale of the proposed house, and omitting the originally proposed pool house and outbuilding to the rear. The dwelling now proposed would have a maximum ridge height of 9.2m for the front gable, dropping to 8.7m. The replacement dwelling would be sited approximately in the same positions as the existing bungalow, having a footprint width of 13.4m and depth of 15.5m, maintaining a separation to both side boundaries of about 2.5m. The proposed balcony would be at first floor level, sited in the NE corner, within a recessed area.
- 3.3 The front entrance would be re-used and widened, with 4 surface parking spaces provided in the frontage. The palette of materials would include a mix of white render, dark and pale wood effect cladding, and grey slate effect tiles, with black crittal style windows. The latest amended plans use greater areas of the pale wood effect cladding, with the dark grey cladding limited to linking areas on the east elevation and the single storey rear element.

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)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
DM13	(Car and Cycle Parking on Residential Development)
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)

Submission Version Havant Local Plan

IN4	(Access onto Classified Roads)
E22	(Amenity and pollution)
E1*	(High quality design)
H1*	(High quality new homes)
E3	(Landscape and settlement boundaries)
E14	(The Local Ecological Network)
IN3	(Transport and parking in new development)
E18	(Trees, hedgerows and woodland)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

Arboriculturalist - initial deskbased response:

- I have concerns regarding the extent of incursion into the adjacent Pines RPA to the front of the dwelling to facilitate a driveway/entrance - it would be useful to know the percentage incursion into the RPA.
- I have no objection to the removal of the trees highlighted T1, T3, T4 and T5, however T2 is highlighted as a Cat B Oak - whilst it is situated to the rear of the property it may have some public amenity value - photos of this tree required
- It appears on google Maps that the area is surrounded by Oaks to the rear and sides where the proposed development is at the back of the plot? If it is as dense as showing on google then this may have a relationship that is not sustainable between trees and a family type outdoor area?

At the moment I raise objection.

Following receipt of photos re the rear tree:

From the photos I can't see the tree and while it would be a shame to lose a decent tree if it is not offering public amenity we cannot make a TPO, however we should very much actively encourage the applicant to retain the tree to contribute to the biodiversity and canopy cover in the area.

Following receipt of fact that overall incursion to be 21%

Still have concerns over the impact of proposed new driveway and footpath on the Adjacent Pine. The level of the driveway is lower than the grassed area so I will need more information as to how the levels will be resolved and if it is achievable. I will also require an Arboricultural Method Statement to be submitted please.

Arboriculturalist - following receipt of AMS

I have looked over the extra method statement for installation of the driveway and the plan showing how the levels will be achieved without excavation and I am content that providing the work is carried out in strict accordance with the tree protection plan and the detailed AIA by Arbor-Eco Consultancy MB210128-01 that I have no objection to the proposal.

No work should commence until the tree protection measures are in place.

Building Control

None received

Community Infrastructure, Planning Policy & Urban Design

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

The applicant has indicated he intends to apply for self build relief. A completed CIL Form 7 Part 1 must be submitted, and self build relief granted, prior to commencement of works

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

Crime Prevention

None received

Hampshire Highways

As the application is for 5 dwellings or less, and onwards there is no required change of vehicle access onto the highway, HCC's Highway Standing Advice should be referred to in the first instance

Public Spaces

None received

Waste Services Manager

None 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: 5

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None received	

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) Impact on trees
- (v) Highways and parking
- (vi) 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 control criteria. The site is located immediately adjacent the non-urban countryside area of Hayling as defined by policy CS17 and as such particular regard must be had to the impact of the development on the setting of the site and views from the adjacent countryside, see considerations below.

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

7.3 The site is highly prominent from all directions - being the end dwelling near a bend and junction of the road, views of the site are from Selsmore Road, Rails Lane, Salterns Lane, as well as the footpath running through the fields to the north-east.

There is no doubt that the replacement of the existing low profile discreet bungalow with a more substantial, contemporary, two storey dwelling will have a visual impact on the site and its context. Negotiations have taken place with amended plans forthcoming to achieve a development that respects this 'transition' site, from the more urban dwellings to the west to the open countryside to the east.

- 7.4 The overall height has been lowered, dwelling narrowed, and silhouette dropped from the original submission. The main ridge line would now match the height of the dwellings at 25-29 Selsmore Road to the west, and a street scene plan has been provided to show the proposed dwelling in context. Reasonable separation to both boundaries is achieved, about 2.5m both sides, such that the development would not fill the plot width and retain a sense of space commensurate to other dwellings to the west. The apparent scale of the development when viewed from the east, has been minimised through the use of a double gable design on the east elevation. Materials for these side gables and front eastern half, have been amended to a pale wood effect cladding, which is considered a more appropriate hue to blend with the muted tones of the street scene, and less dominant than the originally proposed dark cladding for these primary areas.
- 7.5 The north and eastern boundaries to the adjacent fields currently comprise a low hedge with post and wire fence, which provides a visually appropriate rural setting. This hedge appears to straddle the boundary and the applicant has advised that he is responsible for its maintenance. Amended plans show its retention with new boundary wall of 1.2m high being erected inside the hedge. Provided the hedge is conditioned to be retained, the outward external appearance of the north and eastern boundaries would remain visually appropriate next to the countryside. The frontage boundary to the road can only be 1m in height under permitted development, and nothing higher is currently sought where adjacent the highway as part of this application.
- 7.6 Policy CS16 requires developments to respond to local character and the amended plans are considered to be sympathetic to this prominent site adjacent the rural area. The property will be more dominant and visible than the existing bungalow, but would not actually be harmful to the visual appearance of the site or character of area.

(iii) Impact upon residential amenity

- 7.7 The adjacent property to the west, Creek View, includes a single storey annexe occupied independently that extends to the shared boundary with its own modest rear garden separated from the remainder of the garden serving Creek View. This annexe has a single obscure glazed window in its east elevation facing the application site and the shared boundary comprises low chicken wire fencing with sporadic trees and bushes i.e. it is currently fairly open and exposed. The proposed dwelling would sit approximately alongside this annexe, with just a door, and 2 first floor windows serving bathrooms in the side elevation - these can be conditioned to be obscure glazed to protect neighbouring amenity from any overlooking.
- 7.8 The separation to Creek View annexe would be between 2.4m and 2.5m and the orientation and alignment is such that minimal overshadowing would occur to the private rear garden of the annexe. The proposal includes 1.89m high composite panel fencing for this western boundary which is within permitted development height and would provide privacy and screening for occupiers of the both the annexe and new dwelling.

- 7.9 The proposed first floor balcony would be within the NE corner of the dwelling, with views over the adjacent fields, and sufficiently screened to minimise overlooking to Creek View. With no other properties to the rear or other side, the replacement dwelling would have no other impact on residential amenity. Accordingly the proposal is considered to comply with policy CS16 and would not cause overlooking, loss of privacy or overshadowing to the neighbours at Creek View.

(iv) Impact on trees

- 7.10 The 2 large pine trees at the front on the western boundary are outside the application site, not TPO'd, but nevertheless worthy of retention and protection due to their significant contribution to the street scene. During the course of determining this application, the Arboricultural Impact Assessment was updated with requested information, and an Arboricultural Method Statement provided dealing with the alterations to the driveway under the canopy of the trees where the level undulates. A geoweb root protection system is to be used and the AIA also details contractors parking, building materials storage etc during construction. The Council's Arboricultural Officer has now confirmed acceptance of the scheme, provided all works are carried out in accordance with the tree protection plan, AIA and MS - this can be conditioned.

(v) Highways and parking

- 7.11 The existing vehicular access would be widened slightly and frontage hard surfacing provided for parking of 4 cars, with room for on-site turning enabling vehicles to leave in a forward gear. This meets the standards set out in the Parking SPD for a 5 bedroom dwelling. The gates have been set back within the plot, enabling vehicles to pull clear of the highway (a classified road) whilst gates are opened. To ensure pedestrian inter visibility the frontage boundary walls need to be sufficiently low - the current plans do not request a frontage boundary anything higher than the permitted development 1m where adjacent a highway. It is likely that a separate future application will be made for alternative frontage boundary treatments.
- 7.12 Overall the proposal would have no adverse impacts on highway safety and adequate parking can be provided on site, making the proposal compliant with policy DM13 and the Parking SPD.

(vi) CIL

- 7.13 The replacement dwelling is CIL liable and has a net additional gross floor space of 372sqm, equating to a CIL liability of £55,135.71. However the development is a self-build project and as such full exemption applies. The Draft Liability Notice has been sent to the agent.

8 Conclusion

- 8.1 The amended plans are considered respectful of the urban development to the west and the countryside surrounding the site to the north and east. It is a highly prominent site but the amended plans would provide a high quality contemporary dwelling that would be visually appropriate and sympathetic to this transition site. With appropriate conditions to maintain the boundary hedge setting, materials etc, the proposal is now considered compliant with policies CS16, DM8 and DM13 of the Havant Borough Core Strategy 2011 and is recommended for permission.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/01171 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:

Existing Plans, Block & Location Plan - Drawing Number HOPA-001-P
Proposed Floor & Site Plan - Drawing Number HOPA-002-P Rev E
Proposed Elevations & Streetscene - Drawing Number HOPA-003-P Rev G
Boundary Treatment - Drawing Number HOPA-008 Rev B
Materials Palette - Drawing Number HOPA-007
Tree Protection Plan - Drawing Number HOPA-009
Arboricultural Impact Assessment by Arbo-Eco Consultancy - Report Number MB210128-01 revision September 2021
Method Statement for installation of Geoweb Tree Root Protection System - by Greenfix

Reason: To ensure provision of a satisfactory development.

- 3 Notwithstanding the agreed palette of materials in the application, no above ground construction works shall take place until precise samples and / or a full specification of the exact materials including colour, to be used externally on:
 - a) the dwelling,
 - b) the hard surfacing for the patio areas, drive and parking areas (which must be porous); and
 - c) the boundary walls and composite fencing;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.

- 4 The existing hedge on the north and east boundaries of the site shall be retained at all times, as shown on hereby approved Drawing Number HOPA-008 Rev (B). The hereby approved 1.26m high composite fence shall be erected inside the hedge, within the site, on these boundaries, such that the hedge is not damaged or dies. Any parts of the hedge that is removed without the Local Planning Authority's consent or which dies or becomes, in the opinion of the Local Planning Authority, seriously diseased or otherwise

damaged within five years following contractual practical completion of the approved development, shall be replaced as soon as is reasonably practicable and, in any case, by not later than the end of the first available planting season, with plants of such size and species and in such positions as may be agreed with the Local Planning Authority.

Reason: To ensure the appropriate visual rural setting of the site afforded by the existing hedge, having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 No development shall take place until all trees and hedges that are to be retained within or adjacent to the site have been enclosed with temporary protective fencing in accordance with Tree Protection Plan - Drawing Number HOPA-009, and the Arboricultural Impact Assessment by Arbo-Eco Consultancy - Report Number MB210128-01 revision September 2021. The fencing shall be retained throughout the period of construction and all works shall be carried out in strict accordance with the Arboricultural Impact Assessment and Method Statement for installation of Geoweb Tree Root Protection System - by Greenfix.

Reason: To safeguard the continued health and presence of the existing trees to protect the amenities of the locality and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 The hereby approved dwelling shall be set at a finished floor level to achieve the external ridge height as shown on the street scene Drawing Number HOPA-003 -P Rev G. Any variation to this shall first be agreed in writing with the Local Planning Authority.

Reason: To ensure a visually appropriate form of development in street scene terms, and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the replacement dwelling hereby permitted, the windows in the first floor in the west elevation facing Creek View, shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

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