
Site Address:	Plot 2 Land Adjacent to The Retreat, Croft Lane, Hayling Island		
Proposal:	Reserved matters application for the development of Plot 2 and erection of new garage utilising access onto Croft Lane following Outline Application APP/13/00277 (Condition 3(i)(a) and (b) refers).		
Application No:	APP/16/00058	Expiry Date:	01/07/2016
Applicant:	Mr G Hunter		
Agent:	Mr A Holloway	Case Officer:	Heather Lealan
Ward:	Hayling West		

Recommendation: **GRANT APPROVAL OF RESERVED MATTERS**

1 Site Description

This application concerns Plot 2 Land Adjacent to The Retreat, Croft Lane. The whole site, as considered at outline planning stage, is located at the northern end of Croft Lane, a private unmade road that serves a small number of residential properties and a small equestrian centre/stables. This site is within the urban boundary. The site subject to this application is one half of the outline plot and is currently un-maintained to a large degree, the adjacent plot 1 contains an unused pig-sty and stable building. To the north of the site is a paddock which lies outside of the urban area, to the east is the equestrian/stables which also lie outside of the urban area. To the south of the site is the existing single storey building which is The Retreat and to the west are the two storey chalet style detached dwelling houses that front onto the main Havant Road in a linear form of development.

The site boundaries are treated by a mix of low walls, fencing and mature vegetation.

2 Planning History

APP/15/01372 - Application for Certificate of Lawfulness relating to existing siting of 1No. 3 bed mobile home and its use for habitable accommodation associated with the use of land., REF,
APP/16/00008 - New mobile home., UNK,
APP/16/00027 - Siting of an additional (second) mobile home for accommodation for an extra groom (retrospective application)., DEL,
APP/13/00277 - Outline application for 2 dwellings. PERM

3 Proposal

Reserved matters application for the development of Plot 2 and erection of new garage utilising access onto Croft Lane following Outline Application APP/13/00277. Appearance, landscaping and scale were the matters reserved although this application also revises the layout and access to a limited extent compared with the details originally approved at outline stage. However, it is not considered that the changes to these matters are so great as to not accord with the nature of the approved outline consent.

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS14	(Efficient Use of Resources)
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS21	(Developer Requirements)
CS9	(Housing)
DM10	(Pollution)
DM12	(Mitigating the Impacts of Travel)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

Havant Borough Design Guide SPD 2011

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

5 Statutory and Non Statutory Consultations

Building Control

Fire Brigade access does not comply with B5.A

Comment - An informative was added to the outline permission to this regard and should be included on the reserved matters application also to highlight this requirement.

Development Engineer

Comments as received for out line and this layout does not conflict with the conditions as set at outline stage.

Engineering/Coast & Drainage

Is ditch under ownership of applicant and if not how is drainage to be achieved.

Comment - This is not a matter for consideration under this reserved matters application. At outline stage a condition was applied to require details of drainage on site. At that time the Drainage Engineer considered that *the ditch system on which the drainage relies is prone to becoming tidelocked at high tide so and in times of heavy rain the system is unable to cope with removal of the rainwater. It is also probable that some of the boundaries seen on the plans are former field boundaries and would have been expected to have had associated ditch systems, which no longer exist.*

However, this matter was concluded at outline stage at which time it was considered that this is a wider issue in regard to the ditch maintenance of the locality and it was not considered to be a valid reason to require a legal agreement for this applicant to control and maintain a ditch and that this would be an onerous undertaking out of proportion to the development proposed. It should be demonstrated when condition 9 of the outline application is discharged that all waters can drain satisfactorily.

Hampshire Constabulary

No comments to make with regard to crime at this time. Advised that developer should fit external doors to PAS 24:2012 standards.

Atkins Planning Team

There are foul sewers outside of the site to the west and south of the site. SW advise that no new soakaways, development or tree planting should be located within 3 metres of the site.

Comment - an informative should be added to this regard.

Ecology

The requirements of condition 11 of the outline permission still apply as this reserved matters application does not address the requirements of this condition.

Environment Agency

No bespoke comments

Natural England

Support Ecologists position and previous outline condition 11.

Equalities and Access Officer

No objection

Tree Officer

No further comments from outline, previous conditions apply.

Waste Services Manager

No comments

Landscape Team

Previous comment and conditions at outline stage apply

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: 14

Number of site notices: One

Statutory advertisement: Not applicable.

Number of representations received: 2

Summary:

(a) Concerns about impact on view from dwellings with Havant Road

(b) The boundary between plot 1 and 2 from the outline stage has changed. *This site was considered as a whole at outline stage and the small adjustment of the plot width in terms of the reserved matters submissions is not considered significant; this*

reserved application site is still wholly within the approved outline site redline.

(c) The house is significantly larger and higher than originally agreed.

(d) Concerns about wildlife and bats. *Condition 11 of the outline application still applies and still needs to be discharged*

(e) The building has been sited further west. This may encourage a similar shift for plot 1. *Each scheme must be considered on its own merits. Regardless it is considered that there is sufficient separation distance between the outline site boundaries and the properties within Havant Road for a dwelling to be constructed close to the western boundary of Plot 2.*

(d) Overlooking from second floor window into dwelling within Havant Road

(e) Ecological report submitted at outline stage has recommended that the grass areas of the site be kept low to reduce reptile colonisation and the adjacent paddock remain unmown. This has not been accorded with. Also bats have now been noticed within the immediate locality. *Noted, however this is not a consideration for a reserved matters application. Nevertheless, the requirements of condition 11 of the outline consent (ecological mitigation) need to be met at DoC stage and the owners obligations under the Habitat Regulations and Wildlife and Countryside Act in relation to protected species remain in force.*

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 streetscene
- (iii) Impact upon residential amenity
- (iv) CIL and SRMP
- (v) Flood risk and drainage.
- (vi) Impact on trees.

(i) Principle of development

The proposal is a Reserved Matters application relating to appearance, landscaping and scale. It is noted that the detailed layout has been amended but not significantly from the outline permission. The access has also been very slightly amended with an additional splay but there is a note on the plans that the access is to be built in accordance with the approved S106 agreement, upon checking the S106 agreement the revised access would appear to be within the S106 redline plan and the redline plan submitted with this application. As such, there is no reason to doubt the validity of the ownership certificate submitted with the application. The principle of development has therefore already been established by outline planning permission reference APP/13/00277.

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

The previous consent has established the principle of redevelopment of the site. The proposed dwelling has been sited in the plot to acknowledge the amenities of adjoining properties and the main primary room windows face out over the paddock to the north; thus providing good amenity for the future occupiers of the dwelling whilst protecting the amenities of the occupiers of the surrounding dwellings. The plans show a overall ridge height consistent with that approved at outline stage, 7.1m, again this respects the nature of the plot.

(iii) Impact upon residential amenity

It is not considered that the appearance and scale of development will cause an unacceptable detriment to the amenities of the surrounding residential properties. It is considered that the amended siting is such that sufficient separation distance exists between the proposed plots and all adjacent neighbouring dwellings to preserve satisfactory levels of light, outlook and privacy. The closest neighbouring dwelling being The Retreat with a front to side elevation separation distance of 15m (well in excess of the 10m minimum separation recommended in the Borough Design Guide SPD) with the proposed garage to The Retreat sited in front of all north facing windows within The Retreat.

(iv) CIL and SRMP

The application obtained outline consent prior to the introduction of CIL and SRMP and was subject to other S106 obligations. CIL and SRMP are not therefore liable in this case.

(v) Flood risk and drainage.

The site is in Flood Zone 1 (low risk) and the EA and Drainage Engineer were consulted at the time of the initial application with specific regard to neighbour consultation responses raising concerns about flooding. The drainage engineer considered that the ditch system on which the drainage relies is prone to becoming tidelocked at high tide so and in times of heavy rain the system is unable to cope with removal of the rainwater. It is also probable that some of the boundaries seen on the plans are former field boundaries and would have been expected to have had associated ditch systems, which no longer exist. However, this is a wider issue in regard to the ditch maintenance of the locality and it is not considered to be a valid reason to refuse this application which in any event only deals with appearance, scale and landscaping. It should be demonstrated at discharge of condition stage how rainwater will drain on site.

EA confirmed no objection to the outline application in regard to the flood risk to future occupants and so long as a FFL of 4.4m is demonstrated at reserved matter stage. The plan submitted does not make it clear that 4.4m FFL has been achieved and therefore the condition requiring levels to be confirmed imposed at outline stage remains to be discharged. It is not considered that a slight increase in ridge height would be unacceptable for this plot to achieve the required FFL.

(vi) Impact on trees.

It is not considered that the proposals will have an undue impact on the off site and on site trees. An acceptable AIA and MS were submitted at outline stage and they were conditioned to be adhered to

8 Conclusion

- 8.1 The proposed scheme 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 reserved matters approval is granted subject to conditions and those outstanding conditions applied to the outline consent.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT APPROVAL OF RESERVED MATTERS** for application APP/16/00058 subject to the following conditions:

- 1 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the buildings 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 policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan recived 6 May 2016

Site Layout drwg.no 01P rev D received 10 May 2016

Proposed Dwelling Plan & Elevations drwg.no 02 rev C received 10 May 2016

Reason: - To ensure provision of a satisfactory development.