

The Head of Development Control
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX

9 September 2021

Dear Sir/ Madam,

56A Bracklesham Road, Hayling, Havant, PO11 9SJ.
Variation of Condition 2 of planning permission APP/19/00686 to vary approved plans and retain dwelling in as-built location and proposed number of external alterations.

We are pleased to enclose our client's application for the variation of Condition 2 imposed on planning permission APP/19/00686 at 56A Bracklesham Road, to vary the approved plans and retain the constructed dwelling in its present location, with a number of external alterations.

This rectangular-shaped site lies on the south side of Bracklesham Road on Hayling Island, within Havant Borough Council's administrative area.



The approach to the application site from the west, on Bracklesham Road.

Regardless of whether one approaches the site from the east or west on Bracklesham Road, public views of the partly-constructed dwelling are blocked by properties that face north/northwest towards the road. Substantial trees outside no.1 Wittering Road (to the north beyond Bracklesham Road), foil impressions in the approach from the north, along Wittering Road.



The approach to the application site from the east, on Bracklesham Road.

The site is contained on its north boundary by a high wall; vertical-board fences 1.7 metres in height define its east and west boundaries.

Vehicular and pedestrian access to the site is afforded via a gated driveway near its northeast corner. A dropped kerb and surfaced forecourt area afford access and parking for two vehicles at the front of the property another within an integral garage.

In his 'Written Ministerial Statement: Planning for Growth' of March 2011, Decentralisation Minister Greg Clark confirmed that the

'Government's clear expectation is that the answer to development and growth should wherever possible be 'yes' except where this would compromise the key sustainable development principles set out in national planning policy'. Paragraph 11 of the 'National Planning Policy Framework' 2021 ('NPPF') reiterated that principle, by generating a presumption in favour of sustainable development and the approval without delay of proposals that accord with the development plan.



The approach to the application site from the north, on Wittering Road.

Paragraph 130 ('Achieving well-designed places') of the NPPF provided for the grant of planning permission for development of good design.

Section 38 of the 'Planning and Compulsory Purchase Act 2004' requires an application to be determined in accordance with the relevant policies of the development plan unless material considerations indicate otherwise; an element of flexibility is provided which enables decisions to be made which may disagree with the development plan. The development plan for Hayling Island comprises the 'Havant Borough Core Strategy' (2011), the 'Havant Borough Local Plan (Allocations)' (2014) document and Supplementary Planning Documents. Policy Map 14 of the development plan shows this site within the 'Urban Area Boundary' and 'Coastal Zone'.

Core Strategy Policy CS16 regarding 'High Quality Design', provides for the grant of planning permission for *'...development that is designed to a high standard, which helps to create places where people want to live, work and relax...1. Responds to, draws inspiration from and respects local context and...e)...does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.'* Core Strategy Policy DM9 ('Development in the Coastal Zone') generates a presumption in favour of development in the coastal zone which satisfies a number of criteria. Local Plan Policy AL1 ('Presumption in Favour of Sustainable Development') asserts that *'When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework...It will always work proactively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area...Planning applications that accord with the policies in this local plan will be approved without delay, unless material considerations indicate otherwise'.*

Paragraph 5.36 of the 'Havant Borough Council Borough Design Guide Supplementary Planning Document' (2011) recorded the Borough Council's recognition that *'Front extensions should...respect the common building line.'* Paragraphs 5.43 and 5.44 of the Design SPD regarding 'Rear Extensions' recorded that: *'The design of a rear extension should avoid the loss of light to neighbours. Obstruction of light and outlook from an existing window can be mitigated against if the extension does not result in the centre of the existing windows being within a ...plan...45 degree overshadowing zone.'*

The frontage of this part of Bracklesham Road is characterised by family dwellings in a wide variety of styles and formats. Notably, the neighbouring dwelling to the east (no.56b Bracklesham Road) is set back from its north boundary by **8.3 metres**; the dwelling at no.56 Bracklesham Road (next-door to the west) stands **3.7 metres** from its boundary.

The application site comprises a detached, partly-constructed dwelling that stands **6.05 metres** from the north boundary. Planning permission (ie APP/19/00686) was granted by Havant Borough Council in September 2019 (as a variation of permission APP/17/01179) for the erection of a modern three-storey, three-bedroomed dwelling on the Bracklesham Road frontage; the design and configuration of the dwelling evidently met the Borough Councils requirements. Although the approved 'Proposed Block Plan' (P19-036-SK-002 rev C) drawing stated that the distance between the north boundary of the site and the north elevation of the intended dwelling would be **5.36 metres**, it was actually **5.47 metres** (ie a difference of 0.11 metres). The development commenced on **27th September 2020**.



The application site viewed from the north, on Wittering Road

Due to an error made when setting out the site, the dwelling was inadvertently constructed a further **0.58 metres** to the south of the approved location. The resultant location has however achieved a more natural transition between the front building-line of the dwellings to the east and west, nos.56b Bracklesham Road and 56 Bracklesham Road, respectively. As demonstrated by the 'Proposed Ground Floor and First Floor Plans (103)' drawing, the completed dwelling would stand outside the 45° plan overshadowing zones from the rear (south) windows/doors of neighbours to the east (ie no.56b Bracklesham Road) and west (ie no.56 Bracklesham Road).



The rear elevation of the subject dwelling.

It is also proposed that: an 'L'-shaped terrace area be constructed to the rear of the dwelling, with an obscure-glazed privacy screen (1.8 metres in height) along its eastern edge; the drive finished in grey concrete block paving (with matching edgings); and concrete paving slabs (with pea shingle infill) laid to the east and west of the dwelling.

It is submitted that construction of the dwelling in this location and the associated external alterations would accord with the character of the streetscene and the surrounding area and would not result in a detrimental impact on the

amenities of neighbours. This proposal comprises an acceptable form of development that accords with the development plan and no other material considerations suggest otherwise.

Our client trusts that his proposal would enjoy the benefit of your support. Please do not hesitate to contact our office if there are any matters of concern.

Yours faithfully,

Niall Tutton
Director