
Site Address:	Plot 2 The Retreat, Croft Lane, Hayling Island, PO11 0LT		
Proposal:	Construction of 1No. 4 bedroom, 2 storey chalet bungalow with double garage.		
Application No:	APP/16/01018	Expiry Date:	05/12/2016
Applicant:	Mr Hunter		
Agent:	Mr Saunders	Case Officer:	Heather Lealan
	pdp architecture llp		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

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/11/01793 - Outline application for the erection of 2No. chalet bungalow style dwellings and new garage for existing dwelling, utilising access onto Croft Lane., NPW,21/12/2012

APP/13/00277 - Outline Application for the erection of 2No. dwellings and new garage for existing dwelling, utilising access onto Croft Lane. (Revised Application)., PERM,20/06/2013

APP/13/00482 - Rear extension and loft conversion incorporating raised roof height and dormers., PERM,24/07/2013

APP/15/01234 - Application for Certificate of Lawfulness relating to continuous use of land to rear of 132 Havant Road for the business of horsebox and coachworks, parking of vehicles, loading and unloading of vehicles and open storage for a number of companies., PERM,29/04/2016

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,07/07/2016

APP/16/00008 - New mobile home., UNK,

APP/16/00058 - 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)., PERM,01/07/2016

APP/16/00027 - Siting of an additional (second) mobile home for accommodation for an extra groom (retrospective application)., DEL,

APP/16/00547 - Extension and conversion of existing outbuilding to form ancillary accommodation to the main dwelling., PERM,21/07/2016

APP/16/00583 - Demolition of existing stable block and erection of 1No. dwelling incorporating swimming pool and detached double garage, DEL,

3 Proposal

Construction of 1No. 4 bedroom, 2 storey chalet bungalow with double garage. This is a revised application for full planning permission following the approval of the reserved matters application APP/16/00583.

4 Policy Considerations

National Planning Policy Framework

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

DM24	(Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)
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Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

Previous comments from reserved matters application brought forward;

Submitted AIA and method Statement are acceptable

Natural England

No objection in so long as an SRMP payment is made

Building Control

Bin storage to be provided.

Development Engineer

The Highway Authority has no adverse comment to this application. Croft Lane is not adopted highway and the owner(s) of the lane will need to give permission for its use.

County Minerals

No comments

Waste Services Manager

No concerns over waste collection regarding this planning application.

Crime Prevention

No comments

Public Spaces

No comments

Traffic Management

There appears to be no traffic management issues with this development.

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: 6

Number of site notices: one

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary:

(a) Is this development being built on an existing buildings garden? National planning framework does not allow this. *the NPPF does not prohibit the subdivision of plots where there are no material planning considerations that make the development unacceptable*

(b) What is on plot 1 - *there is a separate planning application for a single dwelling house within this plot*

(c) Was any existing plot being split into 2 plots ie Plots 1 and 2 - *this site has been sold as two separate planning units and full planning applications have been submitted accordingly*

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 and new development
- (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 revised full application following the approval of a Reserved Matters application relating to appearance, landscaping and scale. It is noted that the layout and design has been amended but not significantly from the previous permission. The principle of development has therefore already been established by outline and reserved matters planning permission.

(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 and again this respects the nature of the plot. The ridge line of the double garage has been raised to allow for a habitable room to be provided above the garage. However it is not considered that this increase is significant or harmful in planning terms.

(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 siting is such that sufficient separation distance exists between the proposed dwelling 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 Solent Recreation Mitigation Project payment has been received along with the required signed agreement. The applicant has completed a CIL self build exemption form.

(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 previous applications 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 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. 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.

(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 and should be 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 approval is granted subject to conditions.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/01018 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 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.
- 3 The development hereby permitted shall be carried out in accordance with the

following approved plans:

Site location plan (27998-PD100)- received 10th October 2016
Proposed site plan (27998-PD101)- received 4th October 2016
Proposed site block plan (27998-PD110)- received 4th October 2016
Proposed floor plans and elevations (27998-PD102)- received 4th October 2016
Proposed CGI images (27998-PD103)- received 4th October 2016
Site Topographical survey (27998-PD111)- received 4th October 2016
Design and access statement- received 4th October 2016
Arboricultural report (ref: D1205AIAL1)- received 4th October 2016
Ecological assessment- received 28th March 2013

Reason: - To ensure provision of a satisfactory development.

- 4 The car parking, servicing and other vehicular access arrangements 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.
- 5 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the provision to be made for a material storage compound within the site have been submitted to and approved in writing by the Local Planning Authority. The approved compound shall be available prior to the commencement of any building works and throughout the contract period, and no materials shall be stored anywhere else on the site.
Reason: To safeguard the amenities of the locality and to avoid damage to the health of existing trees, and having due regard to policies CS16 and DM8 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 6 The development shall not be brought into use until the turning space is provided within the site, to enable vehicles to enter and leave the site in forward gear. This space shall thereafter always be kept available for such use.
Reason: In the interests of highway safety and having due regard to policy CS16 and DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework, Havant Borough Council Parking SPD 2016 and National Planning Policy Framework, March 2012.
- 7 No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby

permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Local Planning Authority.

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality, and having due regard to policies CS16, DM8, CS15 and DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 8 The development shall be carried in strict accordance with the agreed Arboricultural Method Statement received 4/10/2016.

Reason: To protect the nearby trees and having due regard to policy DM8 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 9 The mitigation measures included in the submitted Ecology Assessment and Bat Inspection received 28 March 2013 must be complied with in full, unless otherwise approved in writing by the LPA. Thereafter, the mitigation, compensation and enhancement measures shall be permanently maintained and retained in accordance with the approved details. This includes the removal of the tiles on the affected area of the roof of the existing building shall be carried out by hand. If bats, or evidence of bat presence (e.g droppings, bat carcasses or insect remains) are encountered at any point during this development, all work shall stop immediately and further advice sought from Natural England and/or a professional ecologist.

Reason: To ensure the favourable conservation status of protected species and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, the National Planning Policy Framework 2012 and the provisions of the Wildlife & Countryside Act 1981 (as amended by Countryside and Rights of Way Act 2000).