
Site Address:	11 Webb Lane, Hayling Island, PO11 9JE		
Proposal:	Demolition of existing double garage and erection of 1No. one bed bungalow.		
Application No:	APP/16/00701	Expiry Date:	15/09/2016
Applicant:	Ms Toman		
Agent:		Case Officer:	Rachael McMurray
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located to the rear of No.12 Mengham Lane and comprises a dilapidated garage which has access from Webb Lane to the rear. The application is separated from the property in Mengham Lane but is under the same ownership. No. 12 Mengham Lane comprises a two-storey dwelling and the rear garden to this property is approximately 5.5m in length. There are no changes in levels. The plot is separated from the neighbouring properties by a low brick wall and 1.8m high fence.

2 Planning History

07/55870/003

Demolition of store / garages and construction of 1No. one bedroom bungalow.

Approved - 9/10/2007

3 Proposal

Demolition of existing double garage and erection of 1No. one bed bungalow. This application is almost identical to the one approved under Planning Permission 07/55870/003 other than some minor changes to fenestration layout.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

CS21 (Developer Requirements)

CS9 (Housing)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

DM24 (Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

Building Control, Havant Borough Council:
No objections

Development Engineer:
No objections

Waste Services Manager:
No objections

Traffic Management, HBC:
No objections

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: 1 x objection was received which raised the following points:

No.	Comment	Officer Comment
1	Too close, overlooking and loss of privacy and loss of light.	The dwelling would be 12m from the rear of No.10. Furthermore it would be 4.6m in height and would be single storey and therefore have no overlooking windows. At that distance and with a low ridge height, it would not result in loss of light to No. 10.
2	It would create light pollution.	As there is already an existing single storey structure in place which could have windows at the rear, this development would have no greater impact with regards to light pollution than the existing structure and therefore could not justify a refusal of the application on these grounds.
3	Webb Lane does not need additional cars and parking is already problematic.	Two spaces are proposed on the site which is in excess of the one required space to meet the Council's adopted standards.

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 on the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Parking considerations
- (v) Developer contributions

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The historic planning permission, 07/55870/003, is a material consideration in that it demonstrates that it has previously been established that the site could accommodate a single storey dwelling. Whilst that permission has expired it establishes a principle and subject to any changes in the immediate vicinity or in planning policy.

(ii) Impact on the character and appearance of the area

The design is almost identical to that of the already approved application and that is that of a small, single storey dwelling with a ridge height of 4.6m. It will be set back from the highway with a block paving area to the front to allow for 2no. on site parking spaces. The garden would be 8.8m in depth which is less than the required 10m stated in the Council's adopted design guidance for proposed garden depths. However, the previously approved application allowed for a garden of this depth and this is not significantly lower than the 10m required and therefore on balance would be acceptable. No. 12 Mengham Lane would be left with a 5.5m depth garden. However, this has already been approved under PP 07/55870/003 and is therefore a material consideration.

The dwelling would integrate well into the immediate locality of Webb Lane which is characterised by a variety of bungalow designs, most of which are generally larger than the proposed dwelling. The replacement of the currently dilapidated garage structure will be an improvement to the visual amenity of the streetscene.

The design and appearance of the proposal is deemed appropriate in context to the character of the area 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.

(iii) Impact upon residential amenity

The proposed dwelling would sit alongside a parking area which serves No. 14 Mengham Lane and therefore would have no direct neighbours. Due to its low ridge height and distance from the rear of No's 8-16 Megham Lane, the dwelling would not be overbearing or result in a loss of outlook from these properties. In this respect, it meets the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Parking considerations

The proposal includes two on site parking spaces on the front paved area of the site. One of these spaces would serve No. 12 Mengham Lane. One space for the new

dwelling is in accordance with the Council's adopted parking standards and therefore meets the requirements of Policy DM13 of the HBLP (Core Strategy).

(v) Developer contributions

The proposed is subject to the Community Infrastructure Levy and is liable for a payment of £5428.04. The proposal is subject to a financial contribution in respect of the Solent Recreation Mitigation Project. The relevant payment has been paid and the correct paperwork signed and received. The proposal is therefore in accordance with Policy DM24 of the HBLP (Allocations 2014).

8 Conclusion

The application is considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00701 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 building(s) 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.
- 3 No part of the development shall be first occupied until details of the type, siting, design and materials to be used in the construction of all means of enclosure including boundaries, screens or retaining walls, have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.
Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 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 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 and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 No development shall take place until details of existing and finished floor and site levels relative to previously agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

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.

- 6 No development shall take place until plans and particulars specifying the following matters have been submitted to and approved in writing by the Local Planning Authority:

(i) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development;

(ii) The provision to be made within the site for a material storage compound during site clearance and construction of the development.

Thereafter, throughout such site clearance and implementation of the development, the approved parking provision and storage compound shall be kept available and used only as such.

Reason: To safeguard the amenities of the locality and/or in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be commence until the implementation of all such hardsurfacing has been completed in full accordance with that specification.

Reason: In the interests of the amenities of the locality and having due regard to policies CS11.1, CS11.4, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 8 No development hereby permitted shall be commenced until a detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced has been submitted to and approved in writing by the Local

Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works.

The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 9 The car parking (including one space to serve No. 12 Megham Lane), 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.

- 10 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extensions shall be constructed within the curtilage of the site or any roof alterations made (including the provision of roof light windows) without the prior approval of the Local Planning Authority.

Reason: In the interests of the amenities of the neighbouring properties and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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

Existing and proposed floor plans and elevations, site plan and location plan - DN: 01

Existing site and location plan - DN: 02

Design and Access Statement

Reason: - To ensure provision of a satisfactory development.