
Site Address: 54 Eastoke Avenue, Hayling Island, PO11 9QP
Proposal: External insulation and cladding, replace existing flat roof with new pitched roof including chimney on north elevation.
Application No: APP/16/00560 Expiry Date: 03/08/2016
Applicant: Mr & Mrs Dent
Agent: Miss Walters- Morrison Case Officer: Tina Pickup
 PWP Architects
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

54 Eastoke Avenue relates to a large 'triangular' corner plot of land on the junction of Eastoke Avenue with a road frontage to the unmade, gravel drive of Birdham Road. It is a licensed caravan site having two Site Licences: Licences No 159 for one van and No 321 for 4 vans (10 month occupancies). Currently only 1 caravan is located on the site and the remainder of the site is overgrown. It also has an old prefabricated bungalow in the centre of the site which has a very shallow, almost flat roof, together with a detached pitched roof garage. This is not currently occupied but is understood to have been the site warden's bungalow and occupied permanently (ie 12 months) until about 2 years ago.

Boundaries are a mix of close boarded fencing and overgrown hedges. The area is characterised by 10 month occupancy caravan sites interspersed with some brick bungalows and chalets, including those directly to the west. Immediately to the north and south are further caravan sites with some of the vans being set very close to the shared boundaries.

The site falls within Flood Zone 3. It is also located within the defined urban area, just (Eastoke Road is the boundary line) and adjacent the Chichester Harbour AONB.

2 Planning History

Also another current application, as yet undetermined:

APP/16/00562 - Application for Certificate of Lawfulness relating to proposed single storey rear extension to original house on east elevation and proposed single storey side extensions to original house on north and south elevations.

3 Proposal

The proposal involves adding external insulation and cladding to the existing pre-fabricated bungalow, together with replacing the existing flat roof with a new pitched roof including chimney on north elevation. The roof addition would have a height of about 5.5m and results in gable ends on the east and west elevations with a first floor window in the east gable end and a rooflight in the southern roofslope. The proposed materials would be red brick with cream quoins at the corners, with grey

concrete tiles. The plans also show revised window placements and sizes, but these in themselves do not require planning permission.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS12 (Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)
CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

DM17 (Contaminated Land)
AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control, Havant Borough Council - No comments

Coastal Engineering - No objection - the flood risk at the site will not be increased and adequate flood mitigation measures are detailed. The Flood Evacuation Plan must be produced before works are complete

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary: plans do not show static caravans adjacent and 2m gap too close, extensions will be imposing; overdeveloped; site has ample space to extend to the south and west rather than east and north; detrimental to street view as too close to neighbour and destroy layout of area; close proximity also a fire and explosion hazard with gas cylinders stored; area also a flood zone so need space for flood prevention and rescue services; historic bungalow should be preserved/restored to maintain Hayling's heritage; understand that internal walls and garage roof asbestos which needs to be removed appropriately;

Comment: These issues will be covered below. It must be noted that the proposed

extensions are part of a different application (APP/16/00562) and not this application - therefore the cladding and pitched roof would be only over the existing dwelling and not encroach any closer to the adjacent caravan site.

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) Flood Risk
- (iii) Impact upon the streetscene
- (iv) Impact upon residential amenity
- (v) Other matters

(i) Principle of development

The application site is situated within the urban area where further development is considered acceptable subject to the usual development control criteria. The bungalow is not currently occupied but is known to have been the site managers bungalow and occupied for a full 12 months a year until about 2 years ago. Therefore there is no dispute that the existing pre-fab bungalow is a lawful residential dwelling having permitted development rights.

It must also be noted that the application is submitted on the basis of external cladding to the existing bungalow and is NOT proposing demolition and rebuilding.

ii) Flood Risk

The site falls within Flood Zone 3 where there is a high risk of flooding - the submitted Flood Risk Assessment notes that the works are very minor to an existing dwelling and do not increase the number of bedrooms or increase the habitable area, nor increase the impermeable plan area for drainage. It is argued that the re-cladding will improve the water resistance of the building and provides a first floor storage area that could be used as an escape route in an emergency. It is also proposed to sign up to the Environment Agencies Flood Warning Plan.

On the basis that the proposal is for refurbishments to an existing property only, then the FRA is acceptable.

(iii) Impact upon the streetscene

The proposed pitched roof, whilst adds height to the existing dwelling, is comparable to other chalet style dwellings in Birdham Road. The pitch is considered visually appropriate. The proposed materials, being traditional, are also appropriate to this mixed character area.

(iv) Impact upon residential amenity

The increased height and potential overshadowing would be minimal and the distances to boundaries are such that there would be no adverse impact to adjacent neighbours.

(v) Other matters

The objection letter has raised the possibility of the presence of asbestos within the existing pre-fab bungalow. It is however not proposed to demolish the existing building but in order to comply with policy DM17 Informative's to the applicant are proposed.

8 Conclusion

On the basis of alterations to an existing dwelling (and not for a replacement dwelling which would have different flood risk issues) then the proposed cladding and pitched roof is considered acceptable and recommended for permission.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00560

(A)

(B) 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 Compulsary 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location, Block Plan, Section Drawing No. 1001
Plans and Elevations, Drawing No. 1002

Reason: - To ensure provision of a satisfactory development.