

**Local Planning Authority planning application reference:** APP/16/00587

**Site:** 36 Havant Road, Hayling Island PO11 0PX

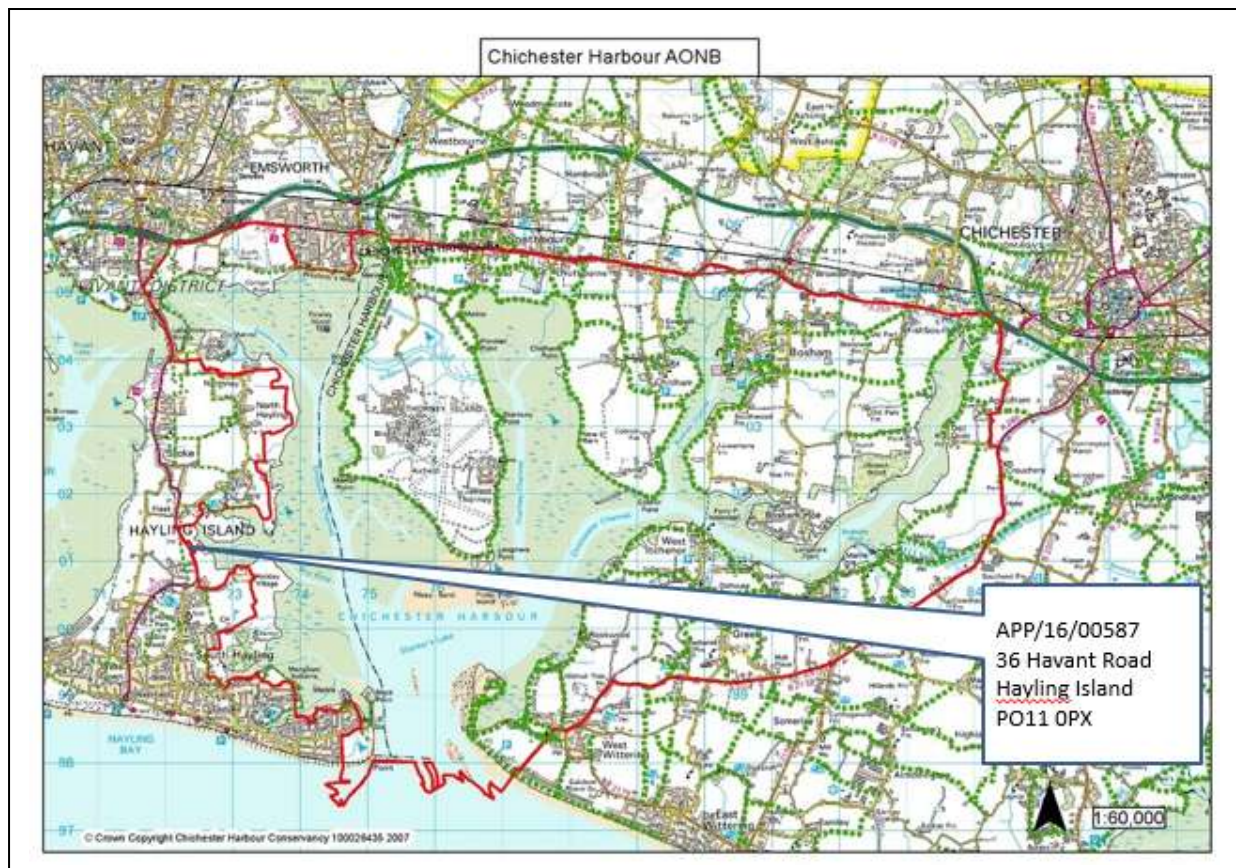
**Proposals:** Erection of 1 No. 3 bed chalet dwelling and detached garage

## **RECOMMENDATION**

That Havant Borough Council, as local planning authority, be advised that Chichester Harbour Conservancy reluctantly has no objection to the proposed development, subject to agreeing the external facing and roofing materials, agreeing a scheme of tree planting on the rear boundary and safeguarding any tree on site during construction. Also that the council gives consideration to the making of a TPO on the tree at the front of the site, by the site access, to ensure its retention as a valued natural amenity feature in the wider landscape.

## **Conservancy Officers' comments and reasoned justification**

### **1.0 Site and its context**



- 1.1 This is a 0.1. ha plot of open land with an existing vehicular access, amongst a run of 8 detached houses. The site's eastern (rear) boundary abuts, but is not within the AONB. A mature tree marks the front street boundary. A hard driveway leads to the back of the site which has been fenced off and is used to store two large vehicles.
- 1.2 The land is technically agricultural land, but once may have been used by No. 38 as garden land. It falls outside any defined settlement, but is about a 5 minute

walk away from the village of Fleet to the north and the Maypole PH is a short walk away also.

- 1.3 Adjoining properties are one and a half stories high generally. Open farmland exists on the opposite side of Havant Road. An aerial photograph below shows the site in its context. The site is not really visible from Mill Rhythe Lane, but could be seen from a private road off it. It is probably difficult to see the site when sailing in the Harbour.
- 1.4 The front part of the site falls within Flood zone 2 with the rear in flood zone 3, albeit the agent asserts Lidar data confirms site levels to be above current day flood levels.



## **2.0 Proposed development**

- 2.1 Full permission is sought for a one and a half storey, chalet bungalow is proposed. A detached garage would be provided at the back of the site utilising the existing driveway and hard-surfacing is proposed at the front of the site to create further car parking and turning space. The house would be raised 300mm out of the ground to futureproof it against predicted flood risk.
- 2.2 The tree at the front of the site is shown to be retained. Additional tree planting is proposed on the AONB boundary to the rear.
- 2.3 The dwelling would be set back from Havant Road, broadly observing the building line of the other adjoining/adjacent dwellings. Some of the other dwellings can be seen in the photographs below, with some images of the proposed dwelling.



### 3.0 **Relevant planning history –**

- 3.1 The applicant has applied four times previously, each time being refused planning permission, essentially because of the non-urban location and council policies to resist such housing outside the defined urban areas. Each time an Appeal has been lodged, but dismissed on every occasion, mostly recently under reference APP/14/01030.
- 3.2 However, the only reason for dismissing the last Appeal, related to non-payment of the SRMP contribution, to avoid recreational disturbance at the coast. The last Inspector considered this to be a sub-urban infill plot rather than a piece of rural countryside (See Appendix 1 to this report).

### 4.0 **Key issues and related Policy framework\***

**NPPF** -11, 14, 17, 64, 93-94, 100-103, 105, 109, 115, 186-191, 196-197, 203-206; **NPPG** – ID 6-8, ID15, ID20, ID21a, ID23b, ID26, ID31, ID34, ID56; **HBLP**–

CS8, CS9, CS11-CS17, CS21, DM8, DM10-DM13; **HBLPA** – AL1-AL2, DM24; **CHMP** – LS1, LS4, NC1, NC5, BD1-BD2, WQ1, WQ4; **PG** - B1a-B3; **SPD**.

4.1 **Safeguarding intrinsic character and beauty of countryside/coast/biodiversity from inappropriate development** –

4.1.1 The Inspector considered wider views and the setting of the AONB to be preserved from this new dwelling.

4.2 **High quality design** –

4.2.1 The proposed dwelling by virtue of its scale, appearance, proportions and massing is not considered to have a deleterious effect on the appearance and setting of the AONB. The design and access statement sets out the following facing and roofing materials.

The design of the proposed chalet dwelling is vernacular in style which reflects traditional domestic architecture, and the character and appearance of adjacent dwellings and those in the wider surrounding area. The dwelling will be constructed with red facing brickwork with brick window/door arches, brick sills and string coursing. The roofing will have plain clay tiles with plain tile hanging to dormer windows to front and side elevations, windows will have cottage style casements; front door will be of traditional panels and painted.

4.3 **SRMP** –

4.3.1 The applicant has agreed in principle to pay the SRMP contribution.

**5.0 Conclusions**

5.1 The last Inspector concluded adverse impact on the adjoining AONB, it would not be possible to maintain the Conservancy's previous objections in the light of that decision.

SRL – for 18.7.16 Planning Consultative Committee.

**Comments requested by:** 16 July 2016, with extension of time given to comment.

**\*Abbreviations used:**

**NPPF** – National Planning Policy Framework – (March 2012)

**NPPG** – National Planning Practice Guidance (March 2014)

**HBLP** – Havant Borough Local Plan (Core Strategy)(2011)

**HBLPA** – Havant Borough Local Plan Allocations DPD (December 2013)

**CHMP** – Chichester Harbour AONB Management Plan (2014-2019)

**PG** - Planning Guidelines related to CHMP (as amended 2011-2013)

**SPD**

- Havant Borough Design Guide (2011)
- Housing (2011)
- Parking standards (2010)

**SRMP** – Solent Recreation Mitigation Project