
Site Address:	Land adjacent to, 202 Sea Front, Hayling Island		
Proposal:	Erection of 1No. 5 bed detached two storey dwelling with integral garage.		
Application No:	APP/16/00729	Expiry Date:	12/09/2016
Applicant:	Mr Murray		
Agent:	Mr Murray	Case Officer:	Rachael McMurray
	I J Murray Associates		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is vacant land and lies adjacent to No. 202 Seafront. It is located on the seafront on Hayling Island and lies within flood zone 1. Opposite the application site is the beach which is a Site of Special Scientific Interest.

The road is characterised by a large mixture of properties in terms of style and size. The houses are of a variety of styles and periods with detached houses, townhouses and blocks of flats along the seafront. These are set back from the road by varying distances so that there is a staggered building line.

The immediate adjoining property to the east is a larger dwelling faced with white render and to the west there is a smaller rendered detached property with accommodation in the roof. Further to the west there are mainly blocks of flats faced with render, brickwork and timber cladding.

2 Planning History

APP/11/01200 - Erection of 1No. 5 bed detached two storey dwelling with integral garage. , PERM,19/12/2011

APP/14/00959 - Erection of 1No. 5 bed detached two storey dwelling with integral garage., PERM,17/11/2014

APP/15/01178 - Confirmation of Transport Contribution S106 Planning Obligation in relation to APP/14/00959, UNK,

APP/15/01195 - Application for non-material change to Planning Permission

APP/14/00959 relating to amendment of northern boundary to reflect correct ownership boundary., PERM,16/11/2015

3 Proposal

The application is for the resubmission for the erection of a 5no. bed detached, two-storey dwelling with integral garage. The style and scale of the dwelling remains largely unchanged from the previous approval. Whilst the concept of a contemporary design remains the same, several features have changed since the previous application including:

- Redeisgn of the internal layout
- Garage moved to other side of dwelling
- Distance from No. 202 boundary increased to 1.5m

- Distance from No. 198 boundary decreased to 1.5m
- Rationalisation and rearrangement of windows, including removal of all first floor windows to side elevations
- Addition of basement area
- Addition of mezzanine viewing room and forward facing balcony
- Changes to the treatment of the main balcony edging
- Re-orientation of roof pitches to point the longer pitch to the larger property
- Increase in front glazing following re-orientation of roof pitches.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS14	(Efficient Use of Resources)
CS21	(Developer Requirements)
CS9	(Housing)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

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
Internal design not acceptable in terms of fire safety.

Officer comment: applicant confirmed he has spoken with BC and agreed the appropriate safety measures. Email dated 5/9/16 on file.

Development Engineer:
No objections

Waste Services:
No objection

Tree Officer:
Comments unchanged since previous application. No objections.

Crime Prevention -Minor Apps:
No response received.

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: 10

Number of site notices: one

Statutory advertisement: Not applicable.

Number of representations received: 0

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) Effect on neighbouring properties
- (iii) Impact on visual amenities and the character of the area;
- (iv) Trees
- (v) Highway Implications
- (vi) Planning Obligations

(i) Principle of development

The application site lies within the built up area of Hayling Island where residential development is normally permitted subject to the provisions of the Development Plan and any other material considerations.

(ii) Effect on neighbouring properties

202 Sea Front (to west)

To the west of the application site is No. 202 Sea Front, a chalet style property with accommodation within the roof space. The western elevation and wing remains the same height on the revised design and no further side windows are proposed.

The central mezzanine section does introduce a higher roof. However, this is set back from the western elevation and does not contain any side facing windows and the balcony does not allow for any views side wards. Overall the revised design would not have any further impact on No. 202.

194 – 198 Sea Front (to east)

To the east of the application site is No's. 194 – 198 Sea Front, which is a large subdivided house. No. 194 Sea Front is the closest of these to the proposed dwelling. The proposed dwelling would be closer to the shared boundary than the previously approved application by 0.7m. However, the height would remain the same and no overlooking windows are proposed for the side elevation at first floor. An obscured glass screen is proposed for the side of the balcony to avoid any overlooking. No objections have been received with regards to the revised scheme. Overall the revised design would not have any further impact on No's 194-198.

(iii) Impact on visual amenities and the character of the area

Seafront is characterised by a variety of detached houses, townhouses and some flats of varied styles and periods. Policy CS16 of the Core Strategy 2011 states that

development should respond to local context and respect existing features of natural, historic or local character within or close to the proposed development site. The characteristics of the locality should also be used to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths and materials.

The proposed dwelling would be contemporary in design. The overall height of the proposed building is two storeys with shallow-pitched roofs which seek to minimise the overall scale of the building. The footprint and elevations are both stepped to articulate and break down the mass of the building into smaller components. The projecting eaves to the roofs gives the building further depth and articulation and assists in providing shade on sunny days.

The building would be finished with horizontal cedar-cladding and areas of render and glass. The materials provide a contemporary design which can be seen to add to the range of variation which already occurs along Seafront. The materials also serve to reflect the functions of different parts of the building and break-up the mass.

The application site is in a prominent position along the Sea Front in Hayling Island. It is considered that a contemporary approach can be achieved in this location without adversely affecting the character and appearance of the area. The dwelling would be of high quality design that meets the requirements set out in Policy CS16 of the Core Strategy and would enhance the appearance of the area.

(v) Trees

The applicant has submitted an Arboricultural Report to accompany the application. The application proposes to fell three trees to facilitate the development. These trees include a small Cherry tree, a twin-stemmed Holm Oak and a Maritime Pine tree. No tree pruning works are proposed.

The best quality tree on the site is a Holm Oak. This is also the most visually significant tree as it is situated in a prominent location at the front of the site. This tree would form part of the soft landscaping of the site. The Council made a Tree Preservation Order to protect the Holm Oak at the front of the site, in 2011. The Council's Arboriculturalist has been consulted on the application and has raised no objection subject to conditions.

(vi) Highway Implications

The parking area is generous in size and can provide parking in accordance with the Council's adopted parking standards and there is sufficient space for turning on site.

(vii) Planning Obligations

The development is CIL liable for £48,035.71. However, a self build exemption form has been submitted which may make the development exempt subject to the other part of this form being submitted once development commences and conditions for this are met.

The proposal would result in a new dwelling and in accordance with the adopted Havant Borough Council Local Plan (Core Strategy) Policies CS11 and CS21 together with Havant Borough Local Plan(Allocations) 2013 policy DM24 provision should be made for the mitigation of the development impact on the Special Protection Area

(SPA). Given the scale of the proposal, the Council (in consultation with Natural England) is prepared to accept a financial contribution toward the cost of mitigation of the developments impact on the SPA. The contribution amount for mitigating the developments impacts on the SPA is £176, calculated from a fixed fee of £176 per additional dwelling. The form has been completed by the applicant and a cheque was received by the council on 24 August 2016.

8 **Conclusion**

The revised scheme 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/16/00729 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 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed at first floor or above in any elevation of the dwelling hereby approved without the prior written approval of the Local Planning Authority.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 Notwithstanding the approved plans the bathroom windows in the east side elevation at ground floor level of the dwellinghouse hereby approved shall at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 The proposed development works shall only be carried out in accordance with the Arboricultural Report and Tree Protection Plan prepared by A P Arboriculture, received by the Planning Authority on 4 September 2014.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and the National Planning Policy Framework 2012.
- 6 Notwithstanding the approved plans, the obscure glass screen at the east end of the front first floor terrace hereby approved shall at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4 and shall be at least 1.7m in height, measured from the floor of the terrace and shall extend the full depth of the balcony between the first floor front wall of the dwelling and the front (southern edge) of the terrace.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 7 No development shall take place until finished floor levels for the building hereby approved relative to 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 CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 8 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 having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 9 The development shall not be brought into use until a minimum of three parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
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 2012.
- 10 The flat roof area to the rear and on the central mezzanine section of the dwellinghouse hereby permitted shall not be used for the purposes of a terrace or balcony at any time whatsoever, but shall only be used for infrequent and occasional maintenance purposes only.
Reason: To safeguard the amenities of the occupiers of the neighbouring property and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework..

- 11 The development hereby permitted shall be carried out in accordance with the following approved plans:
Design, Access, Flood Risk and Sustainability Statement
Site Construction Phase Plan - DN: A121
Location Plan - DN: A122
Site Plan - DN: A110
Roof Plan - DN: A111
Proposed south and north elevations - DN: A113
Proposed east and west elevations - DN: A112
Streetscene views - DN: A124
Basement plan - DN: A104
Ground floor - DN: A101
First floor plan - DN: A102
Second Floor plan - DN: A103
North south site section - DN: A123
East west site section - DN: A123
Section 6 - DN: A120
Section 5 - DN: A119
Section 4 - DN: A118
Section 3 - DN: A117
Section 2 - DN: A116
Section 1 - DN: A115
Arboricultural Report - received 18/7/16
Reason: - To ensure provision of a satisfactory development.