
Site Address:	63 Sandy Point Road, Hayling Island, PO11 9RR		
Proposal:	Demolition of existing dwelling and erection of 1No. 3bed chalet bungalow.		
Application No:	APP/20/01228	Expiry Date:	22/06/2021
Applicant:	Mr West		
Agent:		Case Officer:	Lesley Wells
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site lies at the junction of Sandy Point Road and Bosmere Road. The existing bungalow has a pitched roof, with a rear flat roof extension. A flat roof garage is located to the north of the site, with vehicular access from Bosmere Road. The materials on the existing bungalow are white cladding and render, with red roof and concrete hanging tiles. The boundary treatment is fencing 1.2m along part of the front of the site, and 1.8m along the other boundaries, together with the side walls of neighbours' garages.

The site lies within an area of bungalow and chalet bungalows of varying styles and design.

The site falls within Flood Zone 3a (FZ3a)

2 Planning History

None.

3 Proposal

Demolition of existing dwelling and erection of 1No. 3bed chalet bungalow, which includes an integral garage.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Submission Version Havant Local Plan

E22	(Amenity and pollution)
DR1	(Delivery of Sustainable Development)
E20	(Drainage infrastructure in new development)
E1*	(High quality design)
E12	(Low carbon design)

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control

No comment.

Community Infrastructure, Planning Policy & Urban Design

CIL Liable: <http://www.havant.gov.uk/community-infrastructure-levy-charging-schedule>.

The applicant has submitted a completed CIL Form 7 Part 1 to enable self build relief to be granted.

Not SRMS liable as the application is for a replacement dwelling

Councillor Leah Turner - Hayling East

No comment.

Councillor M Wilson - Hayling West Ward

No comment.

Councillor R Raines - Hayling East

No comment.

Crime Prevention -Minor Apps

No comment.

Development Services - Southern Water - No Objection

Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer.

To make an application visit: southernwater.co.uk/developing and please read our New Connections Services Charging Arrangements documents which are available on our website via the following link:

southernwater.co.uk/developing-building/connection-charging-arrangements
The planning application form makes reference to drainage using Sustainable Drainage Systems (SuDS).

Under certain circumstances SuDS will be adopted by Southern Water should this be requested by the developer. Where SuDS form part of a continuous sewer system, and are not an isolated end of pipe SuDS component, adoption will be considered if

such systems comply with the latest Sewers for Adoption (Appendix C) and CIRIA guidance available here:

water.org.uk/sewerage-sector-guidance-approved-documents

ciria.org/Memberships/The_SuDS_Manual_C753_Chapters.aspx

Where SuDS rely upon facilities which are not adoptable by sewerage undertakers the applicant will need to ensure that arrangements exist for the long-term maintenance of the SuDS facilities. It is critical that the effectiveness of these systems is maintained in perpetuity. Good management will avoid flooding from the proposed surface water system, which may result in the inundation of the foul sewerage system.

Thus, where a SuDS scheme is to be implemented, the drainage details submitted to the Local Planning Authority should:

- Specify the responsibilities of each party for the implementation of the SuDS scheme.
- Specify a timetable for implementation.
- Provide a management and maintenance plan for the lifetime of the development.

This should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Officer comment: the proposal is for a replacement dwelling and SW's comments have been included as an informative.

Environment Agency - No Objection

We have **no objection** to the proposal as submitted.

Advice to the LPA / Applicant

The following issues are not within our direct remit or expertise, but nevertheless are important considerations for managing flood risk for this development. Prior to deciding this application we recommend that consideration is given to the issues below. Where necessary, the advice of relevant experts should be sought.

- Details and adequacy of flood proofing and other building level resistance and resilience measures
- Ensure flood risk mitigation measures for the lifetime of the development up to the 2125 epoch 0.5% AEP flood level of 4.44mAOD are adequate and resilient
- Safe access and egress routes have been shown in the FRA, but we would recommend the occupants sign up to the Environment Agency

Flood Warning System as mentioned in the FRA before occupancy of the site

- Details and adequacy of the flood evacuation plan within the FRA needs to be checked and any future resident/site users made aware of the plan

Environmental Permit

The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culvert (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission.

Officer Comment: it is recommended that the mitigation measures set out in the FRA are the subject of a condition, together with the need to sign up to the EH's Flood Warning System. As to an Environmental Permit this is recommended as an informative on the decision notice.

Hampshire Highways

As the application is for 5 or less dwellings and features no changes to the vehicular access, HCC's standing advice should be referred to. The Highway Authority will therefore not provide detailed comments on the application.

Public Spaces

No comment.

Waste Services Manager

No comment.

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 3

Comment	Officer Comment
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Extra height due to flood risk of 4' will block light to property.	The height of the building would be the same as the dwelling to the north.
Is the height of the plans accurate? Block satellite reception - however if plan accurate, it would not.	The applicant has confirmed the accuracy of the Street Elevation plan
Concerned about the demolition of the asbestos building.	Applicant confirmed demolition of building by an approved contractor
Affect solar panels	Due to orientation of proposal, should not materially impact
Part of the site not in the applicant's ownership	Information provided indicates, on the balance of probability, that the planning unit falls within the applicant's ownership. Therefore, a Certificate B is not required.
Adverse impact on amenity	See Section 7 below
Loss of privacy and outlook	
Loss of daylight & sunshine	
Overdevelopment of the site.	
Smell from location of kitchen	
Increased risk from flooding	

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
- (iii) Impact upon residential amenity
- (iv) Parking
- (v) Flood Risk
- (vi) CIL

(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.

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

The proposal would replace an existing traditional style pitched roof bungalow of 52 sqm and separate flat roof garage, with a more contemporary style chalet bungalow of 192 sqm (an increase of 140 sqm), with a half hipped roof on the northern end, with dormers and a stepped glazed element to the east. The integral garage would be on the east elevation, with access from Bosmere Road. The south elevation would include a Juliet balcony at first floor which would overlook Sandy Point Road. The proposal would be in a prominent location on a corner plot. However, it is set back into the site in line with development to the north. As to development to the west, the proposal would be forward of No. 61 Sandy Point Road, as is the case with the existing dwelling, but set back from 59 Sandy Point Road, as the building line along this road is staggered.

The height of the existing bungalow is between approximately 5.5m and 6m. The height of the proposal would be approximately 7m, which would not exceed the height of the bungalow to the north. As to the bungalow to the south the proposal would be approximately 1m higher. Whilst the site is not large, space around the building would be maintained. To the north a separation of 1m to the boundary, with the neighbour's bungalow along part of this boundary. As to the west the separation would be approximately 1.8m to the boundary, with the neighbour's garage along part of this boundary. The garden would be to the south and east of the proposal, to benefit from the eastern and southerly aspects. A 1.8m fence is proposed around the garden's boundary, which would replace an existing fence between 1.2m and 1.8m in height. Other properties within the immediate locality also have fencing up to 1.8m to their front boundaries. At its greatest depth the garden would be over 11m; at its narrowest depth approximately 6.1m. Havant's Design Guide set out a garden depth of 10m. However, coupled with the garden area to the east, it is considered on balance, that the proposed garden area would be of a sufficient size for this 3 bedroom property.

As regard the materials the walls would be render and cladding, with the roof either dark concrete or slate tiles. If permission is forthcoming, a condition would be imposed requiring details of the materials.

There is a mixture of styles and designs of bungalows within Sandy Point Road and Bosmere Road and the proposal would not be out of keeping with the character of the area.

The design and appearance of the proposal is deemed appropriate in context to the site and would not be prominent in the street scene or the locality and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iii) Impact upon residential amenity and future occupier

The properties most likely to be impacted by the development are the adjacent properties: 61 Sandy Point Road and 27 Bosmere Road. As to the eastern elevation of No 61 this is staggered. The closest windows on the eastern elevation are approximately 6.2m from the proposal, with a garage and 1.8m boundary fence in between. As to part of the eastern elevation closest to the boundary the separation distance is approximately 2.6m. There are no windows on this part of the elevation, albeit there are windows looking south.

Within the proposal at ground floor there are 3 windows and a door, which would service a utility, kitchen/dining and living rooms. Due to a 1.8m fence along the

western boundary and the neighbour's garage, the proposal would not materially impact on the residential amenities of the neighbour property. As to the accommodation on the first floor 4 roof lights are proposed in the roof to the west, which would provide light to bedroom 3, a bathroom and en-suite. The roof lights would be approximately 1.7m off the floor, within a low pitched roof, which should not result in the significant loss of amenity in respect of privacy and overlooking to No. 61. The height of the proposal would also not be dominant or overbearing to No. 61.

As to No. 27 to the north, there is a 1.8m fence along the boundary and the neighbour's garage. No. 27 Bosmere Road is a chalet bungalow and there would be a separation distance of approximately 5.2m with the neighbour's flat roofed garage in between. No. 27 has a window at first floor on the south elevation. No windows are proposed in the development at ground floor on the north elevation, with a high level window to an en-suite at first floor. The roof of the proposal would also be half hipped on the north elevation. Due to the separation distance and the design of the roof, the proposal would not adversely impact on the residential amenity of No. 27, or be dominant or over-bearing to this property.

Consequently, it is considered that the proposal will not appear overbearing or lead to significant overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Parking

The existing vehicular access to the development would be retained. An integral is proposed with an internal floor area of 3.1m x 6.1m, which accords with the car parking standards in Havant's Car Parking SPD, which would incorporate cycle and bin storage. There is also sufficient space on the site for at least 2 more vehicles, exceeding the parking standard in the SPD. Therefore, the proposal accords with Havant's Car Parking SPD and Policy DM13 of the HBLP (Core Strategy).

(v) Flood Risk

In flood risk terms, the site lies within current Flood Zone 3a, with the proposal increasing the area of built development on the site. A Flood Risk Assessment has been submitted with the application which sets out a number of mitigation measures to deal with the risks arising:

- The development is for a replacement dwelling
- Betterment will be provided compared to the existing with Finished Floor Levels (FFLs) of the proposed first floor level to be set no lower than 4.74mAOD (300mm above the design flood level of 4.44mAOD);
- Betterment is to be provided compared to the existing dwelling, with all sleeping accommodation to be located at the first floor level;
- The site owner and residents should sign up to the EA Flood Alert/Warning Service and have an evacuation plan.

The EA was consulted over the proposal and raised no objection to the proposal, subject to the mitigation measures set out in the FRA.

As to the sequential test the site falls within FZ3a and the proposal is for a replacement dwelling on the site. Therefore an alternative site is not considered to be

a realistic option. As to the exception test the proposal is considered to be a sustainable solution and a betterment over the existing dwelling on the site as the proposal incorporates a first floor, with all the bedrooms at this level with the option of an internal safe refuge, if the site was to flood in the future. Further, the FRA has demonstrated that the lifetime of the development would be safe, without increasing flood risk elsewhere. Therefore subject to a condition requiring the development to accord with the FRA the development accords with Policy CS15 of the HBLPCS.

(vi) CIL

As a replacement dwelling the development is CIL liable for the additional 140 sqm floorspace. This triggers a CIL liability of £15,875. Self build exemption is claimed.

As a replacement dwelling the development does not result in increased pressure on the SPA and therefore no SRMS contribution is necessary; neither would it result in increased impact on water quality.

8 Conclusion

The proposal would not adversely impact on the amenity of neighbours or the character and appearance of the area. In parking and flood risk terms the development is acceptable and the proposal accords with the development plan when considered as a whole. Conditional planning permission is recommended.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/01228 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location & Block Plan - Drawing No PL-01A

Proposed Site Plan - Drawing No. PL-05B

Proposed Ground Floor - Drawing No. PL-6A

Proposed First Floor PL08

Proposed Elevation - Drawing No. PL-09A

Proposed 3D Views - Drawing No.PL10

Proposed 3D Views - Drawing No.PL11

Proposed 3D Views - Drawing No.PL12

Street Elevation - PL-13

Flood Risk Assessment by Ambiantal Environmental Assessment 6110 dated April 2021

Reason: - To ensure provision of a satisfactory development.

- 3 The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment 6110 by Ambient Environmental Assessment (April 2021) and the following mitigation measures prior to occupation::

Finished Floor Levels of the proposed first floor level to be set no lower than 4.74mAOD (300mm above the design flood level of 4.44mAOD);
All sleeping accommodation to be located at the first floor level;
The site owner and residents to sign up to the Environment Agent's Flood Alert/Warning Service and to have an evacuation plan.

Reason: The site is within flood zone 3 where development is sensitive to flood risk, as such without the protection measures outlined within the Flood Risk Assessment in accordance with policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011.

- 4 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.

- 5 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extensions or windows shall be constructed within the curtilage of the site without the prior approval of the Local Planning Authority.

Reason: In the interests of neighbouring residential amenity and Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.

- 6 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.

- 7 A minimum of two car parking spaces 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.

