
Site Address:	9a St Andrews Road, Hayling Island, PO11 9JN		
Proposal:	Change of use from part of domestic garden of 9 St Andrews Road to plot (436m squared) for 3 bedroom detached chalet bungalow.		
Application No:	APP/15/01308	Expiry Date:	15/01/2016
Applicant:	Mr Peter Edwards	Team:	Team 1
Agent:	Mr Ray Brown	Case Officer:	Rachael McMurray
	Ray Brown (B&PC)		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in St Andrews Road in Hayling Island. It comprises a detached bungalow of brick and tile construction. It has a large rear and side garden on a level ground. The front boundary is marked by a semi-mature hedgerow. The streetscene varies in character with modern housing on the east side of St Andrews Road and bungalows of varying styles and designs along the west side. There is a side driveway and front hard standing which allows for on site parking. A block of flats lies to the south of the site along with a electricity substation. The rear garden to the flats forms part of the west boundary of the side garden of No. 9.

2 Planning History

APP/15/01306

Proposed new boundary lines, single storey flat roof extension, relocation of main entrance, dormer window to front elevation and extended parking area to side. Permitted January 2016.

3 Proposal

Subdivision of the plot at No. 9 and erection of a 3No. bedroom chalet bungalow. The new dwelling would be located to the south of No. 9 and comprise the existing side garden and half the width of the extension part of the garden which extends to the west. The dwelling would have a pitched roof with front and rear, pitched roof dormer windows. The ridge height would be 6m, which is slightly lower than No. 9. The dwelling would have two on site parking spaces located on an area of hard standing located to the south of the new dwelling. This area of hard standing would include the existing side and front hedgerows to be retained to provide screening. The dwelling would have white render finish, concrete roof tiles and white UPVc windows.

An amended plan was received on 19/1/2016 to show an amendment to the front dormer windows which removes the link section between the three structures. The plan also shows two parking spaces instead of three and the retention of the front and side hedgerow.

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

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist:

No response sought as Landscape Officer response refers to landscaping and trees on the site.

Building Control, (Fire Access Consultation):

No objections

Development Engineer - Highways:

No objections. No. of parking spaces and cycle parking should be conditioned.

Waste Services Manager:

No objections

Landscape Team:

Further conditions required relating to further details on soft landscaping, hard surfacing and boundary treatments.

Crime Prevention -Minor Apps

No response provided

Traffic Management Team

No objections

Southern Electric

No response provided

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: 11

Number of site notices: Not applicable.

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) Impact on the character and appearance of the area
- (iii) Impact upon neighbouring properties
- (iv) Highway matters
- (v) Drainage and flood risk
- (vi) Impact on trees and hedges
- (vii) Developer contributions / 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 on the character and appearance of the area

The west side of St Andrews is characterised by chalet style bungalows of varying designs, set back from the highway with on site parking. The proposed dwelling would integrate well into the streetscene and appear to match No. 9 in terms of scale, massing building lines and materials. The plot would be split into two sections, one being the main dwelling and parking area and the other the rear garden which extends westwards. Overall there is a more than adequate level of amenity space and with the parking located to the side of the dwelling, the development does not appear cramped or contrived. Overall it is considered that the proposal would not have an adverse impact on the character and appearance of the area and would accord with Policy CS16 of the local plan.

(iii) Impact upon neighbouring properties

The new dwelling would not exceed the front or rear building lines of No. 9, or be any larger in terms of height. It would therefore have minimal impact on No. 9. The flats located to the south west of the site are two-storey as opposed to single storey and the views of the new dwelling would be obscured by a flat roof garage in the rear amenity space of the flats. Overall it is considered that the impact on neighbouring properties would be minimal.

(iv) Highway matters

The site would be accessed from St Andrews Road and would feature a large parking area to the side of the dwelling. Two parking spaces are proposed which exceeds the Council's adopted parking standards and therefore raises no issues. Cycle parking is also included. The relevant consultees have raised no objections.

(v) Drainage and flood risk

The site is not located within a flood risk zone. Drainage is proposed in form of soakaways but further details of the design would be required via a planning condition.

(vi) Impact of trees and hedges

There are no protected trees on the site but there is a well established hedge and a number of small fruit trees. An amended layout plan submitted on 19/1/16 shows the existing hedge along the south and east boundary will be retained apart from a opening for the driveway entrance. The Landscape Officer has advised that a full plan should be required under a planning condition to ensure that there is adequate vegetation and landscaping on the site.

(vii) Developer contributions / CIL

A contribution towards to the SPA is required under Policy DM24 of the Allocations Plan. The relevant contribution has been paid and paperwork return. The application is CIL liable for £15,240.

8 Conclusion

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

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01308 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 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 policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 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 policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 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 or hedges, 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.

- 6 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A and E of the 1995 Order, as amended, shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority.

Reason: In the interests of the character and amenity of the area having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 7 The development shall not be brought into use until the parking spaces and cycle parking as shown on Drawing Number RB/PE/221/15A (1of3) 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.

- 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 policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 9 No development hereby permitted shall commence above ground level 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 brought into use 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 policy CS16, of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Design and Access Statement

Site Plan O.S. Licence No. 100019980

Block Plan O.S. Licence No. 100019980

Proposed GF plan - RB/PE/221/15 (2of3)

Proposed FF plan - RB/PE/221/15 (3of3)

Proposed elevations, site plan and block plan - RB/PE/221/15/A (1of3) - received on 19/1/2016

Reason: - To ensure provision of a satisfactory development.