



Site Address: 60 Creek Road, Hayling Island, PO11 9RE
Proposal: Construction of a pair of 2 bed semi detached bungalows to rear with
new access from Creek Road.
Application No: APP/14/00185
Applicant: Mr P Walker
Agent:
Ward: Hayling East

Expiry Date: 18/04/2014
Team: Team 1
Case Officer: Stephen Andrews

Recommendation: **GRANT PERMISSION**

1 Site Description

No 60 Creek Road is a small, pebble dashed, bungalow on the eastern side of Creek Road. The area is residential in character comprising principally bungalows and chalet bungalows, although to the south is the former Kittiwake pub and an empty row of shops.

To the south and rear is a caravan park.

The site is generally level and is bounded by established hedges and fences.

2 Planning History

APP/14/00184 - Demolition of existing bungalow and erection of a replacement 3 bed detached dwelling. Recommended for approval.

APP/11/01334 - Demolition of existing 1no. 2 bed bungalow. Erection of 2no. 3 bed bungalows incorporating parking. Approved - 16/11/2011

76-78 Creek Road

01/54129/002 - Demolition of existing bungalows, removal of caravans and erection of 4 bungalows comprising of 2 pair of semi-detached bungalows with new access from Creek Road. Permission 2001

3 Proposal

Planning permission is sought for the erection of a pair of two bedroom semi-detached bungalows to the rear of 60 Creek Road. The dwellings would be accessed via a driveway that runs along the southern boundary of 60 and on to Creek Road. Each dwelling would have two parking spaces.

4 Policy Considerations

National Policies

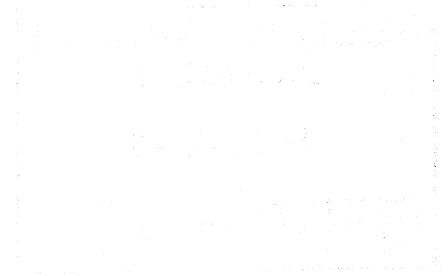
National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Circular 01/2006



DESIGN AND ACCESS STATEMENT

Proposed Residential Development on land at 151 (rear) - 153 Southwood Road,
Hayling Island, PO11 9PY.

For Mr. & Mrs. P. Hartley

Dan McGregor Associates. Independent Planning Consultants.
47 Westbourne Avenue, Emsworth, Hampshire PO10 7QN.
Tel: 01243 370676.

1.0 INTRODUCTION AND ASSESSMENT OF PHYSICAL CONTEXT

- 1.1 Planning permission is sought for proposed residential development on land identified as 151 (rear) and 153 Southwood Road, Hayling Island, PO11 9PY.

An explanation of the character and features surrounding the site.

- 1.2 The application site is located on land adjoining the northern side of Southwood Road, which is part of the local distributor road network. The site is within a predominantly residential area comprising of a mixture of bungalows, two storey and two and a half storey houses, detached and semi-detached. At the rear of the site, in Maloney Mews, development consists mainly of bungalows. Fronting onto the southern side of the road, opposite the application site, are bungalows, chalet bungalows and two and a half storey houses.

An explanation of the character and features of the site itself.

- 1.3 The application site was formerly occupied by a residential building and a block of five garages which were demolished sometime between 1999 and 2004, to make way for a residential re-development of the site. The generally level site is now overgrown, with a line of trees and hedge, partly on the northern boundary. The western and northern boundaries are presently defined by 2 m. high close boarded fences; the east boundary is defined partly by a brick wall and partly by a close boarded fence. The site is presently boarded up at the front for security.

2.0 THE PROPOSAL

- 2.1 It is proposed to erect pair of semi-detached, three bedroom houses fronting onto Southwood Road and one two bedroom bungalow at the rear of 151 Southwood Road. The development proposal is motivated and justified by the applicants' desire to utilise an unused and vacant area of land as an opportunity to provide a modest development, particularly in relation to the scale of development previously approved for the site (see Planning History at 5.0).
- 2.2 The application site is considered to be entirely suitable and appropriate to support the proposal which would be of traditional construction with detail design, materials and finishes to high quality standards. The proposed dwellings would be compatible with adjoining property and existing residential development in the wider local area. The site is level and would provide easy and convenient vehicular, cycle, pedestrian and disabled access.