

prevent excessive solar gain. This design allows low winter sun to enter the living spaces to provide warmth. The glazed walls are designed to open up fully to create a strong inside/outside connection and also to naturally ventilate the spaces on very warm summer days.

The overall height of the proposed building is two storeys with a low pitched roof which seeks to minimise the overall scale of the building. At its highest point the proposed building is 7.53m above ground level. The elevations are stepped to articulate and break down the mass of the building into smaller components. Projecting eaves to the roofs give the building further depth and articulation.

The proposed property will be 1.6m from the western boundary, 1.5m from the eastern boundary, and 11m from the neighbouring building adjacent this boundary and in excess of 10m to the rear boundary.

The submitted plans provide for a new 1.8m boundary treatment to the Sea Front boundary comprising 0.6m high walling with railings above, and electric sliding gate.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS14	(Efficient Use of Resources)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
DM10	(Pollution)
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)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Borough Design Guide

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer

The Highway Authority has no adverse comment to this application subject to conditions with regard to the turning of vehicles on site, the provision of a new dropped kerb vehicular access to Sea Front Road, and that any vehicular gate should be set back 4.5m from the kerb line of Sea Front road unless it is an automatic electric gate.

I suggest that the Planning Authority require the provision and retention of three car parking spaces and cycle facilities.

Arboricultural officer

There appears to be adequate distance from the proposed development and the onsite trees although the rear garden is limited in terms of space due to the group of pines, to mitigate this there is a large 'garden' area to the front of the proposed dwelling. Off site tree is not worthy of a TPO and as such we can not give statutory protection.

Building Control, (Fire Access Consultation) No comments to make

Waste Strategy Team Leader, Community Group No comments received

Environmental Health Manager, Community Group No comments received

Hampshire Constabulary, Tasking & Co-Ordination Directorate No comments received

Hampshire Biodiversity Information Centre, Hampshire House Protected and Notable species within 50m

Chichester Harbour Conservancy No comments received

Natural England Government Team No adverse comments

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

Summary:

Comment:

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 streetscene
- (iii) Impact upon residential amenity
- (v) Trees
- (vi) Highways Implications
- (vii) Ecology and CIL

(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) Impact upon the streetscene

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 grey cladding and areas of render and glass with a zinc roof. 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.

In respect to the boundary treatment onto Sea Front, there are a variety of treatments along this stretch of road and although generally any walling is at a low level, the fencing to the adjacent property to the east is 1.8m in height. The proposed walling/railings would be of a similar height to this and given the open nature of the railings, the proposed treatment whilst relatively high would not be overly intrusive, and would be in keeping with the character of the proposed dwelling.

(iii) Impact upon residential amenity

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. This property has a side window of a secondary nature. The dwelling has been designed so that the 2 storey element will not extend significantly beyond the rear of this property, and the proposed windows would be high level. This relationship is considered acceptable.

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 first floor windows in the proposed east elevation facing this property would serve a dressing room and be high level, and a distance of 11m separation would be provided between buildings. This relationship is considered acceptable.

(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 with adequate space for turning and the gate would be electrically operated in accordance with the requirements of the Highway Officer. The approach to the house from the parking area is level and of good width suitable for wheel chair users.

(vii) Ecology and CIL

From the 30th June 2014, the Council introduced the Solent Recreational Mitigation Project (SRMP). The SRMP was introduced with the advice of Natural England and they have advised that a contribution of £174 per dwelling will be required to mitigate against the effects of recreational disturbance on the Solent Special Protection Area (SPA). The required contribution and deed have been submitted under the previous application ref APP/14/00959.

The development is CIL liable and the assumption of liability has been submitted.

8 Conclusion

The proposed development is considered to be of sufficiently high quality design and sympathetic scale and mass as to be acceptable in this context. Subject to conditions, it would not adversely affect the amenity of the neighbouring properties. The recommendation is therefore to grant Planning Permission subject to conditions

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to
GRANT PERMISSION for application APP/15/01404

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 Compulsary Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
Design and Access Statement
Arboricultural Report - Prepared by APArboriculture
Existing site plan 1582-111
Location Plan - and Block Plan Drawing Number 1582-101
Proposed Site Plan - Drawing Number 1582-112A
Site Plan Construction Phase 1582-113
Proposed Ground Floor Plan - Drawing Number 1582-411B
Proposed First Floor Plan - Drawing Number 1582-412B
Proposed Elevations - Drawing Number 1581-511C
Proposed Roof Plan - Drawing Number 1582-413B
Proposed front wall and entrance gate
Reason: - To ensure provision of a satisfactory development.
- 3 No development shall take place until finished floor levels for the proposed building(s) 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: In the interests of visual and residential amenities 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 first floor windows in the east and west side elevations of the dwellinghouse hereby approved shall at all times have a minimum cill height of 1.75m from finished floor level.
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 dated 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 Unless otherwise agreed in writing the proposed dwelling shall be constructed in accordance with the materials set out in the agents letter dated 18 December 2015 and the submitted design and access statement. 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.
- 7 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows or other openings shall be constructed at first floor level 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 201.
- 8 Notwithstanding the submitted plans no part of the development shall be first occupied until further details of the external finish to the railings and gate on the Seafront boundary have been submitted to and approved in writing by the Local Planning Authority and the railings 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 car parking, cycle parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted 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.
- 10 The vehicular gate shall be automatically electrically operated unless set back 4.5m from the kerb line of Sea Front Road.
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.
- 11 No development above ground level hereby permitted shall commence 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 occupied until the implementation of all such hardsurfacing has been completed in full accordance with that specification.
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.

- 12 The flat roof area to the rear and side 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..
- 13 The garage hereby permitted shall be retained and kept available for the parking of cars at all times and shall not be converted to living accommodation.
Reason: To ensure the retention of adequate on-site car parking and to discourage parking on the adjoining highway in the interests of highway safety and local amenity and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 14 Notwithstanding the approved plans, the obscure glass screen at the eastern and western ends 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 1.8m in height, measured from the floor 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.