

Householder Application for Planning Permission for works or extension to a dwelling. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	Alan	Surname:	Capaldi- Tallon		
Company name							
Street address:	14			Country Code	National Number	Extension Number	
	St Catherines Road			Telephone number:			
				Mobile number:			
Town/City	Hayling Island			Fax number:			
County:	Hampshire			Email address:			
Country:	United Kingdom						
Postcode:	PO11 0HE						
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No							

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Anthony	Surname:	Brown		
Company name:	dwell design						
Street address:	dwell design			Country Code	National Number	Extension Number	
	Liberty Road			Telephone number:		01329 717515	
	Newtown			Mobile number:		07801880376	
Town/City	Fareham			Fax number:			
County:	Hampshire			Email address:			
Country:	United Kingdom						
Postcode:	PO17 6LD			anthony.brown@dwell-design.co.uk			

3. Description of Proposed Works

Please describe the proposed works:

New ground floor extension, new three storey extension, raise the ridge height, new garage, new access from the highway

Has the work already been started
without planning permission?

☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House:14

Suffix:

House name:

Street address:St Catherines Road

Town/City:Hayling Island

County:Hampshire

Postcode:PO11 0HE

Description of location or a grid reference (must be completed if postcode is not known):

Easting:470598

Northing:99626

Description:

5. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☒ Yes ☐ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

☐ Yes ☒ No

If Yes to any questions, please show details on your plans or drawings and state their reference number(s):

15059(pl)03

Details of the pre-application advice received:

Here is the advice from Karen Wooden following her site visit with Heather Lealan:

Dear Mr Brown

Site Location: 14 St Catherines Road, Hayling Island, PO11 0HE

Re: Proposed redesign of property.

I am writing to you further to our meeting on the 11 December 2015 regarding the above address.

I have now had the opportunity to carry out a site visit with a Principal Planner to consider whether it would be likely that we would support, in principle, an application to redesign the existing property to form a three storey flat roof dwelling, which will offer more suitable accommodation to fit your clients needs.

One of the aims of Policy CS16 of the Havant Borough Core Strategy 2011 is to ensure that any new building would be in-keeping with the characteristics of the locality.

Although the proposed details received at this stage only consist of a sketch, after visiting the site it is our opinion that a scheme for such a modern, flat roof building would not be in-keeping with the existing dwellings in St Catherines Road, which is characterised by large detached pitched roof, traditional style dwellings, and therefore it is unlikely that a proposal of such a modern flat roof property would be supported by either the residents of nearby properties or Havant Borough Council.

The second design submitted, showing the property with a pitched roof, would appear to be of a more traditional design and therefore something that would be considered more desirable for this location, but further details will need to be submitted before we can advise whether the scheme would be likely to be supported.

Please note that the above comments are the opinion of an individual Planning Officer and are in no way binding upon the Council when determining an application for planning permission and nor will they prejudice the outcome of any application submitted.

This advice also only relates to planning matters, and does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.

Yours sincerely

Karen Wooden

Mrs K Wooden

Enquiry Officer

Our Ref: GEN/15/01246

Here is the more recent advice from Heather Lealan, please note that the proposal is not for a new dwelling, merely an extension, although Heather has advised what to do in the event of making a full application:

amenities

4. Highway matters

5. Drainage and flood risk

6. Impact on trees and hedges

7. Ecology

8. Developer contributions/Community Infrastructure Levy

The principle of development

The site is located within the built up area of Hayling Island. Within this area there is a presumption in favour of sustainable residential development subject to other development control criteria. The site is not within a designated conservation area.

The impact on the character and appearance of the area

In terms of the impact on the character of the area, I consider from my site visit that the character of this part of St Catherines Road is that of a reasonably wide residential road with good sized dwellings forming a linear pattern of development on each side of the road. There are also a number of larger garage structures towards the front of some sites.

Ref: 01: 6099

Planning Portal Reference:

004808425

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: First name: Surname:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Impact Assessment.

Ecology

From the 30th June 2014, the Council introduced the Solent Disturbance Mitigation Project (SDMP).

The SDMP 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 contribution will be applied to all new development of one or more dwellings. The Council has agreed two ways of securing the contribution:

1) Up front payment prior to commencement of development - this can only be used for development of 1 to 4 dwellings

2) Section 106 legal obligation (this must be used for applications of 5 or more dwellings, where there will be additional contributions payable)

For both options, administration and monitoring fees will be added. Further details can be provided on request.

Developer contributions/Community Infrastructure Levy

The proposed development would be subject to the Community Infrastructure Levy details of which are available on the Councils website:

<http://www.havant.gov.uk/planning-policy-design/community-infrastructure-levy>

The relevant contribution level for this site would be £100 per square metre.

In addition as set out above an ecology mitigation contribution of £174 per dwelling will be required.

Conclusion

In conclusion, the principle of residential development at the site is considered to be acceptable. Any formal planning application would have to take full account of existing natural features and would be subject to the outcome of a statutory consultation process.

I trust that the above guidance is helpful in moving the scheme forward towards a formal planning application.

Please note that the above comments are the opinion of an individual Planning Officer and are in no way binding upon the Council when determining an application for planning permission and nor will they prejudice the outcome of any application submitted.

This advice also only relates to planning matters, and does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.

Yours sincerely

Heather Lealan

Planning Services

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development?

☒ Yes ☐ No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

T1

T2

Shown on 15059(pl)01 and 15059(pl)03

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes ☒ No

8. Parking

Will the proposed works affect existing car parking arrangements?

☒ Yes ☐ No

If Yes, please describe:

Additional bedrooms are proposed but the number proposed are outnumbered by the additional new parking and garage spaces.

9. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

10. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent ☐ The applicant ☐ Other person

11. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

White render

Description of *proposed* materials and finishes:

White render

Dark brick

Roof - description:

Description of *existing* materials and finishes:

Clay tile

Description of *proposed* materials and finishes:

Slate- type roof

Windows - description:

Description of *existing* materials and finishes:

White painted windows

Description of *proposed* materials and finishes:

Blue- grey painted windows

Doors - description:

Description of *existing* materials and finishes:

Timber doors

Glazed doors

Description of *proposed* materials and finishes:

Timber doors

Glazed doors

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

15059(pl)01
15059(pl)01
15059(pl)02
15059(pl)03
15059(pl)04
15059(pl)05
15059(pl)06
15059(pl)07
15059(pl)08
15059(pl)09
15059(pl)10
15059 Design and Access Statement

12. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding ("*agricultural holding*" has the meaning given by reference to the definition of "*agricultural tenant*" in section 65(8) of the Act).

Title: First name: Surname:

Person role: Declaration date: ☒ Declaration made

13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date