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|-----------------|---------------------------------------------------------------------------------------------------|---------------|------------------|
| Site Address:   | 32 Victoria Avenue, Hayling Island, PO11 9AJ                                                      |               |                  |
| Proposal:       | Demolish existing 3 bed house and garage, and erect 1No. detached 4 bed house and garage/carport. |               |                  |
| Application No: | APP/15/00724                                                                                      | Expiry Date:  | 02/09/2015       |
| Applicant:      | Mr Mowatt                                                                                         | Team:         | Team 2           |
| Agent:          | Mr Critchley                                                                                      | Case Officer: | Rachael McMurray |
|                 | Chartered Architect                                                                               |               |                  |
| Ward:           | Hayling West                                                                                      |               |                  |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

The application site is located in Victoria Avenue on Hayling Island. It is a street characterised by large detached dwellings, set back from the highway. The styles and designs of the dwellings vary but are mainly two storey in height. No. 32 is a chalet style dwelling with dormer windows in the front and rear roof slopes. The site is level and there is a large area of amenity space at the front including a driveway and parking area. The driveway extends along the side of the dwelling to a large detached garage at the rear. The rear garden is enclosed by a fence and hedgerow along the boundaries.

The neighbour at No. 30 is a similar design and size of dwelling. No. 24 Alexandra Avenue sits on the corner of Alexandra Avenue and Victoria Avenue.

## **2 Planning History**

None relevant

## **3 Proposal**

Demolish the existing dwelling and erect 1 x 4no. bedroom detached house with a detached carport/store located to the front of the dwelling with access from Victoria Road.

Following discussions with the agent, the proposed carport / store building has been reduced in height and width and moved further into the site. Amended plans to reflect these changes were received on 24/8/15.

## **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)                                                             |
| 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**

### **Building Control, (Fire Access Consultation):**

No objections

### **Development Engineer - Highways:**

The Highway Authority has no adverse comment to this application. I suggest to the planning Authority that they condition the provision and retention of the parking and turning as shown on the submitted plan along with cycle facilities

## **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: 6

Number of site notices: 1

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 residential amenity
- (iv) Highways and parking
- (v) Developer contributions

- (i) Principle of development

The application site is situated within an urban area where further development is considered acceptable provided that the development is in accordance with the Development Plan and all other material planning considerations.

(ii) Impact on the character and appearance of the area \_

The immediate locality is residential in character comprising large detached dwellings and the replacement dwelling would retain this characteristic. The dwelling would be set back within its plot, albeit closer to the highway than the existing dwelling, however it would still retain a front garden and parking / turning area. The rear garden space is comparable in size to neighbouring properties. The proposed dwelling would have its own individual design however, this is fairly traditional in terms of scale, form and massing with the rest of the streetscene. The proposed materials would be a mineral cladding and render with the finished colour yet to be agreed. This style of cladding is fairly contemporary, however there are other examples of similar cladding in the immediate locality.

Although the dwelling would be positioned closer to the boundary with No. 24 Alexandra Avenue, it would increase the gap between No.30, therefore retaining and increasing a sense of spaciousness along Victoria Avenue. No.24 Alexandra Avenue has a single storey extension which extends up to the shared boundary however, the main, two-storey dwelling is set back from the main boundary.

The application proposes a detached, pitched roof car port / store building in the front north west corner of the site. Due to its location forward of the building line this would be visible from within the streetscene. However, there are several other properties along Victoria Avenue which have garage buildings forward of the building line including No. 29 on the opposite side of the street so this characteristic is already established. The application site has a more generous amount of space about the front of the building compared to these other properties and overall, the layout of the front amenity space, even with the inclusion of the car port, would appear more spacious. Since the application was submitted, amended plans have been submitted for the car port. The changes include a reduction in height and width and the structure would now be set back further into the plot. The height has been reduced from 4.3m to 3.6m, with the roof style being altered so that it has a lower eaves height adjacent to the shared boundary with No. 30. The front boundary would be landscape so the car port would be partially screened. Overall it is considered that it would not detract from the character and visual amenity of the streetscene.

(iii) Impact upon residential amenity

The proposed replacement dwelling would be closer to the shared boundary with No. 24 Alexandra Avenue. However, this dwelling already has a large, single storey side extension in situ which is used as a classroom facility for the residents of No. 24. There is only one window on the west elevation of the extension which serves a WC. The section of the proposed dwelling which extends forwards of the front building line of this extension, would be adjacent to the front car park of No. 24 and it is therefore considered that a loss of amenity would be minimal. There would be one window at first floor level which would be obscure glazed so as not to overlook No. 24 from the side elevation.

The replacement dwelling would be positioned further away from the shared boundary with No. 30 by an additional 1.8m. The new dwelling would extend further back at two-storey level than the existing property. However No. 30 has a large two-storey extension in situ, along with a first floor balcony which has a 2m high screen on the eastern end which prevents overlooking of the rear garden of No. 32. The rear building line of the proposed dwelling would not extend past the rear building line of the extension of No. 30. As such, the proposed dwelling would be unlikely to result in a

loss of outlook from No. 30 or form an overbearing presence on the shared boundary. The two first floor windows which would face onto No. 30 would serve bathrooms and would be obscurely glazed.

The car port at the front of the plot would be located adjacent to the shared front boundary. However, during the application, this car port has been reduced in scale so that the eaves height adjacent to the boundary, would now only be 1.4m and not 2.4m as originally proposed. The width has also been reduced by 0.8m. As such, it is considered that the structure would not form an overbearing presence on the neighbouring properties.

(iv) Highways and parking

The proposed dwelling would have 4no. bedrooms and therefore require three on site parking spaces to accord with the Council's adopted parking standards. This can easily be accommodated on the site and as such, the proposal accords with Policy DM14 of the Local Plan.

(v) Developer contributions

The proposal is CIL liable for a payment of £15,750. The relevant paperwork has been sent to the applicant.

## 8 **Conclusion**

The proposed dwelling is considered to be acceptable, along with the amended carport and as such, the application is recommended for approval.

## 9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00724 subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.  
**Reason:** To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Construction of the dwelling and carport hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.  
**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 The development shall not be brought into use until a minimum of three parking spaces 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.

- 4 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the finished levels (above ordnance datum) of both the ground floors of the proposed buildings and the surrounding ground levels in relation to existing ground levels have been submitted to and approved by the Local Planning Authority.

**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.

- 5 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 policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 No development hereby permitted shall commence until plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Authority, the development hereby permitted shall not commence prior to the completion of the installation of all screening provision as is thus approved by the Authority. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.

**Reason:** To safeguard the amenities of the locality 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 2012.

- 7 No development hereby permitted nor any related site clearance shall commence until a plan and particulars specifying the provision to be made within the site and/or on other land nearby for the parking (throughout the clearance and construction period) of construction vehicles and of other vehicles delivering/removing materials and other items to/from the development site have been submitted to and approved in writing by the Local

Planning Authority. Thereafter, throughout such site clearance and implementation of the development hereby permitted, all such temporary parking provision shall be provided and used only as such.

**Reason:** To safeguard the amenities of the locality and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 8 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the provision to be made for a material storage compound within the site have been submitted to and approved in writing by the Local

Planning Authority. The approved compound shall be available prior to the commencement of any building works and throughout the contract period and no materials shall be stored anywhere else on the site.

**Reason:** To safeguard the amenities of the locality and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 9 The carport / store hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for any business, commercial or industrial purposes whatsoever.

**Reason:** In the interests of the amenity of the area and having due regard to policies CS16 and DM10 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:

Location plan - Drwg No. 201

Existing site plan - Drwg No. 203

Existing floor plans - Drwg No. 1149-101

Existing elevations - Drwg No. 1149-401

Proposed site plan - Drwg No. 207c (received on 24/8/15)

Proposed car port elevations - Drwg No. 1149-313B (received on 24/8/15)

Proposed floor plans - Drwg No. 1449-305C

Proposed elevations - Drwg No. 1449-405C

Design, Access, Flood Risk and Sustainability Statement

**Reason:** - To ensure provision of a satisfactory development.

- 11 The windows at first floor level in the side facing elevations of the dwelling hereby approved shall:-

(i) consist of at least two lights divided horizontally with only the top light capable of being opened, and shall be maintained in that condition at all times; and

ii) 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.

**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.