
Site Address:	76 Southwood Road, Hayling Island, PO11 9QF		
Proposal:	Variation of Condition No. 9 of Planning Permission APP/13/00559 to amend approved plans for new two storey dwelling.		
Application No:	APP/15/00682	Expiry Date:	04/09/2015
Applicant:	Mr Greenwood	Team:	Team 1
Agent:	Mr Butcher	Case Officer:	Heather Lealan
	Halcyon Design		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

An existing residential plot on the south side of Southwood Road. Currently a bungalow with an extension on south side providing a first floor balcony. The roof is hipped. It is located so it is stepped back from No 78 which is also a hipped chalet bungalow. The current property has a garage located just on its north side which is also shown in the photos. To the west of the site is the vacant area used as a storage area for the HBC coastal defence works.

2 Planning History

91/46498/001 - Outline for a dwelling. Permit 9/1/92

APP/12/01055 - Demolition of existing dwelling and construction of 2 storey, 4 bed house and new double garage at front. refused 29/11/12

APP/12/01334 - Demolition of existing dwelling and construction of 2 storey, 4 bed house and new double garage at front. Permit

APP/13/00559 - Demolition of existing 2 bed dwelling and construction of 1No. 4 bed house and double garage to front. (Revised Application.) Permit. Since the permission of this application plans have been approved for redevelopment of the property at No.78 which has led to some of the changes proposed below.

3 Proposal

The proposal is to vary the plans approved under condition 9 of planning application APP/13/00559. The alterations include increasing the ridge height (in line with approved neighbouring scheme No.78). Changes to fenestration including sliding door sizes and window sizes, including tinted smoky blue feature window to front. Change of materials; painted render to high quality split faced stone block (in ivory/white) and feature grey brick soldier course. external staircase changed from spiral to linear and the provision of a small canopy porch to front entrance.

The application also included changes to the garage roof and these changes have since been withdrawn following officer concerns and the plans have been amended accordingly on the 26 August.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control, (Fire Access Consultation)- Bin storage to be provided; no public sewer.

Development Engineer - (previous comments with regard to approved scheme)

Approve subject to 3 spaces and cycle storage.

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: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1 in support of application

Summary:

I have received notification of the revised planning application for number 76 Southwood Road. I am the adjacent neighbour at No. 78. I have no objections to revised plans in fact bringing the levels more approximately equal to our approved proposal should make the developments look more aesthetically pleasing.

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) Effect on character and appearance of area.
- (iii) Highway and parking implications
- (iv) Effect on residential amenity
- (v) Flood risk issues
- (vi) Effect on sensitive areas

- (i) Principle of development

The plot already contains a residential unit and is within a built up area. There is already a recent permission in place for a replacement dwelling. The principle of a replacement dwelling is therefore acceptable subject to meeting the normal development control requirements detailed below.

The proposal is a variation (material minor amendment) to implemented planning permission APP/13/00559 and it is therefore considered that the main assessment is the impact of the proposed variations against that of the previously approved application.

ii) Effect on character and appearance of area.

Southwood Road contains a mixture of property styles from the existing bungalow/chalet bungalow pitched roof properties on this site and the neighbouring no 78 to flats at three storey to the east. In this particular area the properties are pitched roofed although along Southwood Road there are flat roofed properties and planning approval has now been given for a flat roof replacement dwelling at No.78.

The proposed variations to the approved new dwelling will increased built form with a higher ridge height, however along with associated minor alterations to the external appearance of the dwelling, the changes would not materially alter the scale and appearance of the dwelling approved under application APP/13/00559.

It is considered therefore that the development as proposed is acceptable and will have no greater impact on the character and appearance of the area or the surrounding area, than the previously approved permission.

The materials are in keeping with those approved for No.78. The case officer has contacted the agent to the application to express concern about the use of dark bricks to the roof line and as for a central banding feature. The agent advised that the CAD drawing submitted darkens the appearance of the intended bricks. Therefore, it is considered appropriate to attach a condition that requires samples to be submitted and approved notwithstanding the details proposed within submitted plans.

The proposal initially included changes to the approved garage on the road frontage. However, officer concerns were raised with the agent to the application and the changes to the garage have now been withdrawn from this application

(iii) Highway and parking implications

The proposed variation does not alter the layout of the site to the front. As such there continues to be sufficient space within the front garden to provide parking for the site.

(iv) Effect on residential amenity

Although the development would see an increase in built form of the dwelling, it would not result in additional harm to neighbour amenity. The revisions do not impact upon overlooking or allow for increased overshadowing or overbearing effect. It is therefore considered that there would be no greater impact on neighbour amenity than the works allowed under approval APP/13/00682.

The variation to the above permission would therefore continue to accord with the relevant criteria of policy CS16 of the Core Strategy. Furthermore, the adjacent

neighbour has raised no objection now to the scheme; in fact he supports it.

(v) Flood risk issues

The approved application was accompanied by a flood risk assessment which has been accepted by both the EA and our Coastal Engineers on the earlier scheme. The changes now proposed to not increase the flood risk from the approved scheme.

(vi) Effect on sensitive areas

Hampshire Biodiversity listed species within 50m in respect of the earlier permitted scheme. As the proposal replaced an existing property within its own garden it was not thought a reason to prevent the redevelopment of the property and a move further to the south of the plot. With respect to the approved application the County ecologist recommended a precautionary approach suggesting surveys for protected species are undertaken. As a dwelling has already been approved and any potential habitat is the garden shingle this is not considered a reasonable request. There has been no evidence of there being protected species within the garden area. Therefore, it is not considered that the changes to the plans would have any greater impact than the scheme approved.

(vii) Other matters

The requirement for bins to be provided can be addressed at B Regs stage as there is adequate space within the plot to accommodate them.

8 Conclusion

The amended scale and design of the replacement dwelling is considered to be appropriate to the character of the street and would not result in unacceptable harm to neighbour amenity, highway, protected species, sites of importance or result in unacceptable Flood Risk. The variation to condition 9 is therefore recommended for approval.

The proposal is liable to CIL and a self build exemption form has been completed. No SRMP payment required as this is a replacement dwelling

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00682 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 Notwithstanding the approved plans construction of the buildings hereby permitted shall not commence until a specification of the types and colours of all external roofing and external facing materials, including the window frames, metal panels and balcony/terrace detailing have been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
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.
- 3 No development hereby permitted shall commence until plans and particulars specifying any alterations to the alignment, type, height and, where appropriate, construction materials and design of all existing 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 be brought into use prior to the completion of the installation of any such approved amendments.
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 2012.
- 4 The existing hedge on the road frontage shall be retained and shall be protected from damage for the duration of works on the site by the erection of a 1.2 m minimum height chestnut paling fence to BS 1722 Part 4 securely mounted on 1.2 m minimum height timber posts driven firmly into the ground. Any part of the hedge removed without the Local Planning Authority's consent or which die or become, in the opinion of the Local Planning Authority, seriously diseased or otherwise damaged within five years following contractual practical completion of the approved development shall be replaced as soon as is reasonably practicable and, in any case, by not later than the end of the first available planting season, with plants of such size and species and in such positions as may be agreed with the Local Planning Authority.
Reason: To ensure the maintenance of screening to the site afforded by existing hedge 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 development shall not be brought into use until a minimum of 3 parking spaces and 2 cycle storage 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.
- 6 The balcony on the south elevation of the dwelling hereby approved shall not be brought into use until such time as the screening panels shown on the eastern elevation of the balcony have been provided in accordance with the plans hereby approved. At all times thereafter, such screening panels shall remain in place, unless an alternative method of screening is first agreed in

writing with 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 2012.

- 7 The window in the ground floor of the east elevation of the building 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.

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.

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

Flood Risk assessment 8th October 2012

Site and Location Plan and Car parking plan received 22 June 2015

East Elevations as Proposed with Amendments, 76SWR_NMA015 received 26 August 2015

West Elevations as Proposed with Amendments, 76SWR_NMA012 received 26 August 2015

South Elevations as Proposed with Amendments, 76SWR_NMA013 received 10 July 2015

North Elevations as Proposed with Amendments, 76SWR_NMA011 received 10 July 2015

Roof level plan as Proposed with Amendments, 76SWR_NMA010 received 10 July 2015

First floor plan as Proposed with Amendments, 76SWR_NMA009 received 10 July 2015

Ground floor plan as Proposed with Amendments, 76SWR_NMA008 received 10 July 2015

Email from G Curtis 8th August 2013, (clarifying CII exemption and flood risk details)

Reason: - To ensure provision of a satisfactory development.