
Site Address: 20 Sandy Beach Estate, Hayling Island, PO11 9RG
Proposal: Variation of condition 8 of planning permission APP/14/00373
(Demolition of existing two storey 3 bed house and construction of three storey 2 bed house) to amend approved plans to increase footprint of new dwelling to accommodate staircase, and other minor internal and external changes
Application No: APP/15/00103 Expiry Date: 30/03/2015
Applicant: Mr J McMahon Team: Team 1
Agent: Mr M Wilkes Case Officer: Stephen Andrews
 M2 Architecture
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located within Sandy Beach Estate, a residential estate in the south east of Hayling Island. The estate consists of regularly spaced, detached dwellings which are positioned around a central green. The estate is positioned on the edge of the urban area and backs onto the Sandy Point Nature Reserve which is an AONB.

No. 20 Sandy Beach Estate was a two storey, detached dwelling with a flat roof. The dwelling has since been demolished following approval of planning application APP/14/00373, leaving the site currently under construction. This application seeks amendments to that extant permission.

2 Planning History

APP/14/00373

Demolition of existing two storey 3 bed house and construction of three storey 2 bed house. Approved 02/06/2014

APP/13/00534

Construction of second floor extension to provide additional living accommodation and balcony; first floor rear balcony over ground floor rear extension; first floor front balcony over ground floor front extension; conversion of existing garage to living accommodation. Approved - 16/10/2013

APP/11/01803

Three storey rear extension incorporating first floor rear terrace and balcony over existing garage. Second floor extension to provide additional living accommodation. Cladding to first and second storeys with timber weather boarding. Refused - 24/01/2012

3 Proposal

Demolition of existing two storey 3 bed house and construction of three storey 2 bed house.

Variation of condition 8 of extant planning permission APP/14/00373 to allow for an increase in footprint and scale to accommodate an integral staircase to the side of the

dwelling with associated alterations.

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)
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)
DM9	(Development in the Coastal Zone)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Ecology - No objection subject to standing advice

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: 2

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

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) Appropriateness of design and effect on the character of the area
- (iii) Effect on the neighbouring properties
- (iv) Flood Issues
- (v) Highways
- (vi) Environmental Issues and Protected Species

- (i) Principle of development

The site is within the urban area of Hayling Island, therefore the proposed development is considered to be acceptable in principle subject to meeting the

requirements of the development management policies listed in section 4 of this report.

It is pertinent to note that the proposal is a variation (material minor amendment) to implemented planning permission APP/14/00373. It is therefore considered that the main assessment is the impact of the proposed variations against that of the previously approved application.

(ii) Appropriateness of design and effect on the character of the area

The proposed new dwelling with increased built form to accommodate a new internal staircase, with associated minor alterations to the external appearance of the dwelling would not materially alter the scale and appearance of the dwelling approved under application APP/14/00373.

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, including the Harbour AONB than the previously approved permission.

(iii) Effect on the neighbouring properties

Although the development would see an increase in built form to the side of the dwelling, it would not result in additional harm to neighbour amenity. The revisions do not impact upon habitable room windows 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/14/00373.

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

(iv) Flood Issues

The site is within flood zones 2 and 3 and therefore a Flood Risk Assessment is required to ensure that the National Planning Policy Framework (NPPF) and Core Strategy Policies requirements are met.

The applicant included a flood risk assessment with application APP/14/00373 and the details submitted ensured that the occupiers and members of the emergency services were not put at any additional risk in the event of a flood.

The Environment Agency confirmed that there was no objection to the development, which saw a one for one replacement. The additional footprint is not considered to alter the findings and conclusions made in respect of the extant permission on flood risk grounds. As such the development accords with the requirements of Policy CS15 of the Core Strategy and the NPPF.

(v) Highways

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.

(vi) Environmental Issues and Protected Species

The site is adjacent to the Sandy Point Nature Reserve which is a designated AONB, SPA, LNR and RAMSAR. The site is also adjacent to a BAP priority habitat for coastal sand dunes and lowland dry acid grassland. It is however recognised that the proposed work is within an established residential site and will not significantly increase the scale and appearance of the dwelling allowed by planning permission APP/14/00373.

The applicant submitted an Ecological Report, undertaken by David Leach Ecology Ltd, for application APP/14/00373. The report showed that there were no protected species found on the site and that the replacement dwelling, would have no greater impact on the ecology and protected area designations surrounding the site.

Whilst there have been no updated consultation responses received from Natural England in respect of this application the submitted report remains valid, with the variations not resulting in an increased risk to protected species. The development therefore continues to comply with the requirements of the NPPF and Circular 06/2005.

No objection is therefore raised in respect of impact on protected species or the sensitive land designations surrounding the site.

8 Conclusion

The amended scale and design of the replacement dwelling is considered to be appropriate to the character of the estate and would not result in unacceptable harm to neighbour amenity, protected species, sites of importance or result in unacceptable Flood Risk. The variation to condition 8 to allow for an integral staircase and associated alterations is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00103

(A)

(B) 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 No percussive piling or works with heavy machinery shall occur within the waterfowl over-wintering period, 1 October to 31 March inclusive. Heavy machinery constitutes, for example, use of pneumatic drills, diggers, dumper trucks and lorries.
Reason: In the interests of the nature conservation and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 3 The new dwelling and hardstanding areas, hereby approved, shall be built in accordance with the materials approved under application APP/14/00373:
External Walls: Weber through coloured render system, fine texture finish – colour: 674 silver pearl
Roof: membrane system: colour light grey
Windows / doors: upvc – Grey
Boarding Marley Eternit Cedral Weatherboard – Slate Grey
Stainless steel & glass balustrade plus privacy screen
Front drive – Marshalls permeable Drivesett Tegular paving –pennant grey
Paving / patio – Bradstone Textured – Buff

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11.4, CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 The development hereby permitted shall be constructed in accordance with the approved foul and surface water drainage scheme for APP/14/00373 shown on approved plan - Drawing 107 Rev.M Dated 19.09.14 and the accompanying letter from Southern Water dated 24/10/2014 Ref: SWS-HANTS-S106-006503

The development hereby permitted shall not be brought into use prior to the completion of the approved foul and surface water drainage provision.

Reason: Having regard to the location of the site within an identified Flood Zone, to safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality, and having due regard to policies CS15 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 The privacy screens indicated on the north and south elevations on the second floor level shall be provided prior to the occupation of the dwelling hereby approved and shall be retained at a minimum height of 1.5m and permanently maintained with obscure glazing or non-see through solid material.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 The development hereby approved shall be implemented in accordance with the mitigation measures provided in the submitted Flood Risk Assessment for APP/14/00373 titled "Flood Risk Assessment for 20 Sandy Beach Estate" and date stamped 7th April 2014.

Reason: To ensure the development does not result in unacceptable flood risk to existing and future occupants and to accord with the requirements of the NPPF and policy CS15 of the Core Strategy.

- 7 Prior to the occupation of the development a Post Construction Certificate shall be submitted to the Local Planning Authority. The Certificate shall state that the development has attained a minimum standard of Level 3 of the Code for Sustainable Homes, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is carried out in accordance with Policy CS14 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:

Drawing 101 Rev.C
Drawing 107 Rev.R

Reason: - To ensure provision of a satisfactory development.