
Site Address:	20 Sandy Beach Estate, Hayling Island, PO11 9RG		
Proposal:	Demolition of existing two storey 3 bed house and construction of three storey 2 bed house.		
Application No:	APP/14/00373	Expiry Date:	02/06/2014
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 is a two storey, detached dwelling with a flat roof. The dwelling appears to incorporate a small infill extension at first floor level in the rear elevation (which would originally have been a balcony). There is a detached garage to the rear.

2 Planning History

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 three bed detached house and erection of three storey, two bedroom detached house.

The proposed dwelling would have the same scale and appearance as the extension works allowed under application APP/13/00534, which remains extant.

4 Policy Considerations

National Policies

National Planning Policy Framework, 2012

Core Strategies 2011 forming part of the HBLDF

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

Natural England Government Team - No objection

Environment Agency - No objection

Project Engineer - No observation - one for one replacement

County Ecologist - Further information to ascertain potential impact on protected species required.

Additional information was supplied by the applicant and re-consultation undertaken but no updated response received.

Hampshire Wildlife Trust, Beechcroft House - Further information to ascertain potential impact on protected species required.

Hampshire Biodiversity Information Centre - No objection

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: One

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 there is an extant planning permission for the extension of the existing dwelling (APP/13/00534). The works allowed under this permission and final appearance of the extended dwelling are identical to the proposed appearance of the replacement dwelling. It is understood that the demolition and rebuild is a more cost effective option than the extensions and will result in an improved dwelling in terms of sustainability and efficiency.

The works approved under the extant permission are directly comparable to the proposed development and as such are a material planning consideration in the determination of this application.

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

The proposed new dwelling would have the same appearance as that allowed by the extended works under extant planning permission APP/13/00534. It is considered therefore that there is an in principle acceptance that the scale and appearance of the dwelling proposed is acceptable. There has been no deviation

to the scale and design and as such the conclusions reached under the extant permission remain valid.

It is considered that the development as proposed is acceptable and will have no adverse impact on the prevailing character and appearance of the area or the surrounding area, including the Harbour AONB. A copy of the previous report and decision for extant permission APP/13/00534 is appended to this report for clarity and to support the determination of this application.

(iii) Effect on the neighbouring properties

As mentioned above the proposal is identical in scale and appearance to extant permission APP/13/00534. It is therefore considered that there would be no greater impact on neighbour amenity than the works allowed under the above approval.

A full assessment on neighbour amenity was considered under application APP/13/00534 and the conclusions reached remain valid. A copy of the report and decision is appended to this report for clarity.

With regard to the above information it is concluded that the development would not adversely impact upon the residential amenities of any neighbouring property and would accord with the requirements of policy CS16 of the Core Strategy.

(iv) Flood Issues

The site is within a flood zone 2/3 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 has included a flood risk assessment for the development and the details submitted ensure that the occupiers and members of the emergency services are not put at any additional risk in the event of a flood.

The Environment Agency has confirmed there is no objection to the development, which would see a one for one replacement. As such the development accords with Policy CS15 of the Core Strategy and the NPPF.

(v) Highways

There is sufficient space within the front garden to provide parking for the site and the provision of this can be secured by condition.

(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 increase the scale and appearance of the extended dwelling as allowed by planning permission APP/13/00534.

Notwithstanding the above the Council's Ecologist and the Wildlife Trust have both raised concerns in respect of the lack of information pertaining to the development, given that the existing dwelling is to be demolished. NPPF and Circular 06/2005 require that planning decisions are based on full, up to date information and, in line with Natural England's standing advice, full protected species information must be available before a decision can be made. Following this guidance, provision of this information should not be deferred as a condition of any planning permission. Without full information at the point of determination it is not possible for the LPA to ensure that any impacts are known and acceptable, to engage with the Habitats Regulations, and to be able to secure any necessary mitigation. In line with NPPF, Circular 06/2005 and the Natural England Standing Advice.

Following the receipt of these consultation responses the applicant has submitted an Ecological Report, undertaken by David Leach Ecology Ltd. The report shows that there were no protected species found on the site and that the replacement dwelling, with the same footprint as the existing 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 in respect of the information provided, the submitted report clearly addresses the concerns raised and would 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 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 development is therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00373 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 Construction of the building hereby permitted shall not commence until samples and details of all external facing and roofing materials 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: 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 No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.
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 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.B - date stamped 7th April 2014

Drawing 107 Rev.J - date stamped 7th April 2014

Flood Risk Assessment for 20 Sandy Beach Estate date stamped 7th April 2014

Code for Sustainable Homes Ecology Report and Assessment dated May 2014

Reason: - To ensure provision of a satisfactory development.