
Site Address:	Oak House, Woodgaston Lane, Hayling Island, PO11 0RL		
Proposal:	Demolition of existing two storey 4 bed detached house. Construction of 1No. 5 bed detached house.		
Application No:	APP/14/01159	Expiry Date:	13/01/2015
Applicant:	Mr E Johnson	Team:	Team 1
Agent:	Mr Anthony Brown	Case Officer:	Heather Lealan
	Dwell Design		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site consists of a two storey detached dwelling which has been extended by a variety of extensions and additions over the years. It was constructed in the 1960's and the subsequent additions have resulted in a building which lacks cohesion of design in terms of its external appearance from all elevations. The dwelling is set centrally within the site and parking is located to the south east of the dwelling house which is accessed by a centrally positioned tarmac drive.
- 1.2 To the north and east of the site are open fields and to the south of the site lies a detached dwelling located some 35m from the dwelling within the application site. To the west on the opposite side of the road are detached single storey dwellings.
- 1.3 The site has a number of trees located both centrally and towards the site boundaries. The applicant has provided confirmation that the property is not visible from Chichester Harbour.

2 Planning History

90/55374/000

Rebuilding of existing double garage and extension to balcony over - Permitted

00/55374/002

Conservatory to rear - Permitted

APP/13/00567

New single storey extensions over existing ground floor extensions, new two and a half storey rear extension. Increase in ridge height and new porch to front extension, modifications to existing bell mouth and new domestic garage. The proposed increase in the main ridge height was 150mm. The whole dwelling is proposed to be remodelled but the largest amount of bulk to be added is over the existing flat roof garage where a first floor extension with pitched roof is proposed and also to the rear, eastern elevation, where a new two and a half storey rear extension will replace the existing flat roof dormer and provide a reconfigured master bedroom suite at second floor.

The outbuilding/garage is a substantial structure proposed to the front north western corner of the site. The scheme proposes an L shaped building which follows the boundaries of the corner of the plot. The height of the largest section of ridge adjacent to the northern boundary is 4.8m and to the western front boundary is 4.8 at the gable end dropping down to 4.4m. It is proposed to be used as a garage, boat store, hobby

space and store room - Permitted

APP/14/00228

This was a Non Material Change application - the changes principally involved a deepening of the existing approved areas of glazing and did not result in any new areas of glazing being opened in elevations that previously were unglazed. - Permitted

APP/14/01129

Discharge of condition application - This application was submitted in order to allow work on the detached garage to commence - Approved

3 Proposal

- 3.1 Demolition of existing two storey 4 bed detached house. Construction of 1No. 5 bed detached house.
- 3.2. There is currently a dwelling on the site which has planning permission to be extended and refurbished under permission APP/13/00567. Following this permission the applicant informed the LPA that, owing to the site conditions at Oak House it is likely that, unless a phased build is undertaken, with the house effectively remodelled in two stages, a substantial portion of the dwelling will need to be removed to just below first floor level. The LPA advised that this may be construed as a 'demolition which will require its own planning application. Therefore the application subject of this report has been submitted, this planning application for a new dwelling proposes a design that matches the existing planning 2013 refurbishment approval.
- 3.3 The application does not include the barn garage that was granted permission under application APP/13/00567 as this can be built under the existing permission as it can be constructed without the need for a phased build as it is a completely separate building.

4 Policy Considerations

National Policies

The National Planning Policy Framework 2012

Havant Borough Local Plan (Core Strategy) March 2011

CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS14	(Efficient Use of Resources)
CS16	(High Quality Design)
CS21	(Developer Requirements)
CS9	(Housing)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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The Northney and Tye Village Statement
Residential Car and Cycle Provision SPD

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control

No comments

Arboriculturalist

Acceptable so long as additional tree report and protection is conditioned to be adhered to.

Development Engineer

The Highway authority has no adverse comment to this application

Waste Services Manager

No waste collection concerns at this location

Engineering/Drainage

No response

HBIC

Protected species with 100m.

Comment - Informative should be included on planning permission to raise awareness of applicants responsibilities under habitat regs.

Public Spaces

No open space implications

Natural England Government Team

Statutory nature conservation sites – no objection

This application is in close proximity to the Chichester Harbour Site of Special Scientific Interest (SSSI). This SSSI forms part of the Chichester and Langstone Harbours Wetland of International Importance under the Ramsar Convention (Ramsar Site) and Special Protection Area (SPA) and the Solent Maritime Special Area of Conservation (SAC).

Natural England advises your authority that the proposal, if undertaken in strict accordance with the details submitted, is not likely to have a significant effect on the interest features for which Chichester and Langstone Harbours and Solent Maritime have been classified. Natural England therefore advises that your Authority is not required to undertake an Appropriate Assessment to assess the implications of this proposal on the site's conservation objectives.

In addition, Natural England is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which the Chichester Harbour SSSI has been notified. We therefore advise your authority that this SSSI does not represent a constraint in determining this application. Should the details of this application change, Natural England draws your attention to Section 28(1) of the Wildlife and Countryside Act 1981 (as amended), requiring your authority to re-consult Natural England.

Protected landscapes

Having reviewed the application Natural England does not wish to comment on this development proposal.

The development however, relates to the Chichester Harbour AONB. We therefore advise you to seek the advice of the Chichester Harbour Conservancy.

Comment - Informative to be added

Chichester Harbour Conservancy
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: 7

Number of site notices: One

Statutory advertisement: Not applicable.

Number of representations received: 1 - representation from North East Hayling Residents Association.

Summary:

- (a) Our initial comments on the design in relation to the VDS still stand.
- (b) It is however good to see the heat pump and biomass boiler incorporated in the new plan.
- (c) Is it possible to reduce the outbuildings which housed the large gas cylinder, now this is no longer required? this would help the impact on the view from the lane itself.
The outbuilding has permission and was deemed to be acceptable visually and as such is not part of the considerations of this application

Initial comments from NEHRA

1. The site has sufficient capacity for the outbuilding to be located further into the site and the siting of the outbuilding so close to Woodgaston Lane, which is a very narrow lane, would be inadvisable.
2. The impact of the application would nearly double the area of existing buildings
3. The outbuilding could readily be converted into a self contained accommodation and is of greater size than any other outbuilding.
4. Loss of view from the path and the dwellings on the south side of Woodgaston Lane.
5. The scale of the redevelopment of the dwelling and the use of large glazing panels will impact the visual amenity of the road and will shine out after dark if blinds and curtains are not employed having considerable impact on the rural setting.
6. The design of the dwelling would not accord with the locality and the use of materials are not in accordance with the Village Design Statement.
7. A streetscene should be submitted before application is determined.
8. Concerns that the design of the building will cause safety issues for ongoing maintenance. *This is not a material planning consideration*
9. Occupiers of adjacent house have registered no objection to the application

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) Appropriateness of the design and effect on the character of the area
- (iii) Effect on neighbours
- (iv) Effect on trees
- (v) Impact on Highway
- (vi) Cil and SRMP

(i) Principle of development

7.2 The application site is located within outside of the defined urban area, however the scheme proposes the demolition of the existing building and single replacement and it is therefore considered that the proposal is acceptable subject to development control criteria below.

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

7.3 The proposal seeks to entirely rebuild the existing dwelling house. The current appearance of the dwelling within this site is somewhat disjointed; a number of additions have been constructed piecemeal without a cohesive design concept for the building. Such additions have resulted in a building which is not particularly attractive and which does not enhance the visual amenities of the area. The design of the replacement dwelling has not significantly altered from the approved 2013 scheme to refurbish the exist dwelling other than the introduction of flues for the proposed biomass boiler, which whilst visible, would not be intrusive or harmful.

7.4 The current proposal subject of this report introduces a modern and contemporary design approach which does not greatly increase the existing footprint of the building to be demolished. The use of good quality materials, (as previously submitted and approved), and a design concept which will improve the appearance of this site and its impact on the visual amenities of the local area. It is not considered that the amount of glazing will detriment this rural area or the wider AONB as the application does not constitute the introduction of an additional dwelling into a rural area but re-replaces an existing building, which can currently emit light pollution from the existing widows. It is not considered that an increase in glazing would warrant a refusal of an application on the grounds of increased light pollution within an existing residential site.

7.5 It is not considered that the modern design of the dwelling would be at odds with the local vernacular or the wider AONB as this section of Woodgaston Lane has a variety of building styles and massing and indeed the existing property that it would replace is a relatively modern building with little architectural merit.

(iii) Effect on neighbours

7.6 The dwelling house is sited well within the plot and it is not considered that the re-building will impact the amenities of the occupiers of the surrounding residential dwellings to such an extent to warrant the refusal of the application.

Therefore, it is considered that the proposal is not detrimental to the amenities of the adjacent occupiers and as such the application accords with the requirements of policy CS16 of the Havant Borough Core Strategy.

(iv) Effect on trees

- 7.7 The Council's Tree Officer was consulted with regard to the submitted Tree Protection Plan and Tree Report and he considered that both were acceptable and that a relevant condition should be attached to any permission. As such it is considered that the scheme accords with policies CS16 and DM8 of the Havant Borough Core Strategy to this regard.

(v) Impact on Highway

- 7.8 It is considered that the level of parking on site meets the requirements of the Residential Parking and Cycle provision SPD and the Highway Engineer has raised no concerns with regard to the redesign of the access and driveway. It is considered therefore that the proposal meets the requirements of policies CS20 and DM13 of the Havant Borough Core Strategy.

(vi) CIL Liability and SRMP

- 7.9 The CIL rates to be applied to development are set out in the Havant Borough Community Infrastructure Levy Charging Schedule, which was adopted by the council on the 20th February 2013. This followed two public consultation exercises and an Examination into the Charging Schedule by an independent Examiner. The Examiners Report concluded that the Havant Borough Council Community Infrastructure Levy (CIL) Charging Schedule provided an appropriate basis for the collection of the levy in the borough. The levy is charged at £100 per square metre on new floorspace (measured as gross internal area).
- 7.10 It is considered that there is a CIL liability for this site. A credit can be given for the existing floorspace of the dwelling within the site and therefore only the additional floorspace is CIL liable. The agent has completed the CIL planning form and confirmed that the net additional gross internal floor space will be 268m and as such this will require a CIL payment of £26,800. The applicant has been advised of this sum accordingly and has completed the self build extension claim form, If accepted CIL will only become payable if the dwelling is sold within 3 years of completion of the development proposed (or if the requisite commencement notice is not submitted prior to the commencement of development).
- 7.11 As this is a replacement dwelling a payment is not required to the Solent Recreation Mitigation Partnership.

8 Conclusion

- 8.1 It is considered that the proposed demolition and replacement of the dwelling house and the construction of the outbuilding meets the requirements of the relevant Havant Borough Core Strategy policies and the National Planning Policy Framework and that it should be permitted subject to the suggested planning conditions as listed below.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01159 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 The building shall be constructed with the materials hereby approved as detailed in Agent's letter 6 January 2015 and in accordance with the materials submitted for previous application APP/14/01129.
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 hereby permitted shall be carried out in accordance with the following approved plans:

Design and Access Statement received 4 October 2014
Site Location Plan Drg 13011/01 rev b received 18 November 2014
Site Layout Plan Drg 13011/09 revision b received 4 October 2014
Existing Ground Floor Plan 13011/02 received 4 October 2014
Existing First Floor Plan 13011/03 received 4 October 2014
Existing Second Floor Plan and Roof Plan 13011/04 rev a received 4 October 2014
Existing South East Elevation 13011/05 received 4 October 2014
Existing South West Elevation 13011/06 received 4 October 2014
Existing North West Elevation 13011/07 received 4 October 2014
Existing North East Elevation 13011/08 received 4 October 2014
Proposed Ground Floor Plan 13011/10 rev b received 4 October 2014
Proposed First Floor Plan 13011/11 rev b received 4 October 2014
Proposed Second Floor Plan and Roof Plan 13011/12 rev c received 4 October 2014
Proposed House Elevations 13011/14 rev b received 4 October 2014
Arboricultural Method Statement for the development of Oak House prepared by Kim Gifford 17th December and received 6 January 2015
Tree Protection Plan 13011 (al) 02 received 6 January 2015
Landscape Plan 13011 (pl) 09 received 6 January 2015
Letter from agent recived 6 January 2015 confirming materials palate

Reason: - To ensure provision of a satisfactory development.

- 4 The existing hedge and trees along the western boundary of the site shall be retained and reinforced where necessary to a minimum height of 3 metres and to a standard consistent with good arboricultural practice.
Reason: To ensure the maintenance of screening to the site and to protect the appearance and character of the area and having due regard to policies DM8 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 No development including site clearance shall commence on the site until all trees and shrubs, not previously agreed with the Local Planning Authority for removal, shall have been protected in accordance with the Tree Protection Plan submitted on the 6 January 2015. The protective fencing shall conform to the following specification in accordance with BS5837 2005.
Minimum 2.4 metres high, comprising a vertical and horizontal framework of scaffolding, well braced to resist impacts, supporting a minimum of 20mm exterior grade ply.
Such fencing shall be maintained throughout the course of the works on the site, during which period no access, placement of materials, fuels or chemicals, soil or other materials shall take place inside the fenced off area.
Reason: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies DM8 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 7 The driveway and associated hardstanding shall be constructed of porous and non compressive, self supporting materials in accordance with Landscape Plan submitted on 6 January 2015 and shall be retained in that condition. No migrating material shall be laid within 3 metres of the access to the highway.
Reason: To ensure adjacent trees are not adversely affected by the driveway and having due regard to policies DM8 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 8 The development shall not be brought into use until a minimum of 3 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.
- 9 The implementation of the landscaping shown on approved drawing Landscape Plan 13011 (pl) 09 received 6 January 2015 shall be completed prior to the occupation of the dwelling hereby approved. 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 CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 10 The development hereby permitted shall not be occupied until a Certificate of Compliance with the Code for Sustainable Homes has been submitted to the Local Planning Authority. The Certificate shall demonstrate that the development has attained a minimum standard of Level 3 in accordance with the Code.
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.

