
Site Address:	Plot 3, 17C Eastoke Avenue, Hayling Island, PO11 9QW		
Proposal:	Erection of a single storey conservatory to the rear of existing bungalow, and erection of single storey garage/boathouse to the side.		
Application No:	APP/14/00503	Expiry Date:	17/07/2014
Applicant:	Mr P Street	Team:	Team 1
Agent:	Mr P McMahon	Case Officer:	Stephen Andrews
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises of a detached bungalow on land to the rear of 19 Eastoke Avenue. The dwelling is one of three properties that have been erected following the demolition of 17 Eastoke Avenue and all share a vehicular access.

the area is residential in nature with predominantly detached bungalows and chalet style dwellings in good sized land plots. There is a Creek to the rear of the site with a slipway for boats. The site is included within Flood Zone 2.

2 Planning History

None

3 Proposal

Planning permission is sought for a rear conservatory measuring 5m in depth, 6m in width and 3.8m in height. The finished floor level would be 0.8m above existing ground level.

The detached boathouse would measure 10.5m in depth, 4m in width and 3.5m in height.

4 Policy Considerations

National Policies

National Planning Policy Framework, 2012

Core Strategies 2011 forming part of the HBLDF

CS15 (Flood and Coastal Erosion)

CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environment Agency, Planning Liaison - South Downs - No objection - standing advice
Coastal Engineering - 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: 9

Number of site notices: Not applicable.

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 on residential amenity
- (iv) Flood Risk

(i) Principle of development

The application site is located within the settlement area of Hayling Island where the principle of development is acceptable subject to other material planning considerations as detailed below.

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

The proposal is set away from the streetscene of Eastoke Avenue and as such will not have any significant impact visually on the character and appearance of the area.

Notwithstanding the above the development is of an appropriate scale and design and is suitably subservient to the host dwelling and respects the existing built form of the dwelling. It is therefore considered that the development as proposed would accord with the principles and objectives of Policy CS16 of the Havant Borough Core Strategy March 2011.

(iii) Impact on residential amenity

The closest neighbour to the single storey rear conservatory is Plot 2, some 10m from the proposal. Whilst the closest dwellings to the proposed boathouse are 19 and 21 Eastoke Avenue, some 25m away.

It is considered that the single storey nature of the proposals, existing boundary screening and separation distances between the development and neighbours combine to ensure that the development does not cause unacceptable harm to neighbour amenity by reason of overbearing effect, overshadowing, loss of privacy,

overlooking and loss of outlook. The development therefore accords with the principles and objectives of Policy CS16 of the Havant Borough Core Strategy March 2011.

(iv) Flood Risk

The application site appears to be included within Flood Zones 2 and 3 as shown on the Environment Agency's flood maps for rivers and seas the site therefore has a high risk of flooding. The Technical Guidance to the National Planning Policy Framework, 2012 identifies dwellinghouses as vulnerable uses, therefore in accordance with Table 3: Flood risk vulnerability and flood zone 'compatibility' of this document development should only be approved if the Exception Test is passed.

However, paragraph 104 of the National Planning Policy Framework states *"Applications for minor development and changes of use should not be subject to the Sequential or Exception Tests but should still meet the requirements for site-specific flood risk assessments."*

The Environment Agency provides a standard form to be completed by householders within Flood Zones 2 and 3 or details of flood protection measures. The applicant has in this instance provided their own flood risk assessment and included a series of flood protection measures that will be incorporated into the design and build of the proposed development.

It is considered that the proposed flood mitigation measures, detailed within the flood risk assessment, suitably protect the existing dwelling and proposed extensions from unacceptable flood risk. These measures will be secured by planning condition.

Therefore having regard to the above information it is considered that the applicant has suitably demonstrated that the proposal would not result in increased risk from flooding and would not affect the capacity of the flood plain. The development would accord with the principles of policy CS15 of the Havant Borough Core Strategy March 2011 and the requirements of the National Planning Policy Framework 2012 and the supporting Technical Guidance.

8 Conclusion

- 8.1 It is considered that the development is acceptable in principle and would not result in unacceptable harm to the character and appearance of the area or neighbour amenity and would not cause an increased risk of flooding. It is therefore recommended that planning permission be granted.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00503

(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 The external materials to be used shall match in type, colour and texture those on the existing building.

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.

- 3 The development hereby approved shall be built in accordance with the flood risk measures detailed within the submitted Flood Risk Assessment, date stamped 13 May 2014.

Reason: To ensure that the development does not cause an unacceptable flood risk to occupants of the existing dwelling or neighbouring properties in accordance with policy CS15 of the Havant Borough Core Strategy March 2011 and the National Planning Policy Framework 2012.

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

Location Plan - PJ/06 REV.A

Site Plan - PJ/05 REV.A

Drawing - PJ/02

Drawing - PJ/03

Drawing - PJ/04

Drawing - PJ/01 REV.A

Flood Risk Assessment - Date Stamped 13 May 2014

Reason: - To ensure provision of a satisfactory development.