
Site Address: 34 Sea Front Estate, Hayling Island, PO11 9JJ
Proposal: Demolition of existing two bedroom bungalow and garage and construction of replacement two bedroom bungalow with integral garage (revised application).
Application No: APP/15/00106
Applicant: Mrs Triggs
Agent: Mr Douglas
Jeffrey Douglas Chartered Architect
Ward: Hayling East

Expiry Date: 27/03/2015
Team: Team 1
Case Officer: Steve Weaver

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 34 Sea Front Estate is a detached bungalow of traditional brick and tile construction, located with the residential enclave of Sea Front Estate in the south of Hayling Island. The Estate is of inter-war origin and primarily constitutes single storey bungalows of varying design, with a smaller number of chalet style properties interspersed. The layout of the Estate features dwellings grouped around substantial areas of communal greens; No.34 is a corner plot lying adjacent to the main spine road through the estate and with greens to both its western and southern sides. The side elevation of the dwelling lies some 2.5m off the western boundary.
- 1.2 The existing dwelling lies on a plot measuring 10m x 24.5m approximately, and has had modest flat roofed extensions added to the front and rear, as well as a conservatory to the rear. There is a detached prefabricated garage at the rear of the plot with access from the estate road on the western boundary. The rear amenity space is enclosed in the main by close boarded fencing; the remaining boundaries of the plot being denoted by low walls.

2 Planning History

APP/14/00201

Demolition of existing bungalow and garage and construction of new 2 bedroom bungalow, carport and detached garage. Withdrawn 29/04/14.

3 Proposal

- 3.1 The application proposes the demolition of the existing dwelling and its replacement with a single storey bungalow in a 'T' plan that lies closer to the western boundary than the existing dwelling. The existing detached garage and access to the rear would be removed, replaced with an integral garage to the east side of the new dwelling accessed from the road to the south. The alignment of the front elevation would be approximately 1m further forward on the plot than the existing dwelling; a rear garden area of 6.5m x 9.5m would be provided.

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Local Plan (Core Strategy) March 2011

CS14	(Efficient Use of Resources)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS21	(Developer Requirements)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

Havant Borough Design Guide Supplementary Planning Document 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control

Bin storage to be provided; no public sewer

Development Engineer

The Highway Authority has no adverse comment on this application I would suggest that the planning authority, imposes a condition that two parking spaces and cycle facilities parking are provided and maintained, in order that the property conforms to the HBC Parking Standards.

Crime Prevention -Minor Apps

No comments received

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: 4

Number of site notices: One

Statutory advertisement: Not applicable.

Number of representations received: 3

Summary:

- 6.1 Query from Directors of Holding Company who own open spaces on the estate relating to building close to boundary and implications for (a) foundations projecting under adjacent grass verge to west, and (b) windows opening over it. The Company are likely to oppose any application to them seeking permission for (a) and are concerned about safety issues arising from (b).

Comment: This matter was referred to the applicant's agent who confirmed that (a)

foundations would be wholly contained within the site, and (b) windows would be designed to open inwards.

- 6.2 Design and materials (shiplap boarding) are not in keeping with the overall architecture of the Estate and will have a detrimental effect. The front elevation and size of development will transform views from many properties on the Estate.

Comment: See paragraphs 7.4 - 7.8 below.

- 6.3 No application has been made to the Holding Company for permission to relocate the access/driveway.

Comment: The relocation of the access in itself does not require planning permission, and as such this is a private matter between the respective parties.

- 6.4 High ground water levels in winter mean that provision should be made for rain water to be drained off any drive within the boundaries of the property.

Comment: The detailed materials specification submitted with the application confirms that the driveway will be surfaced with permeable block paving.

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) Design and impact upon the streetscene
- (iii) Impact upon residential amenity
- (iv) Highways and access arrangements
- (v) Developer contributions

- (i) Principle of development

- 7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. In the case of Sea Front Estate, whilst in many respects the estate retains its original inter-war character there are examples of additions to dwellings, and replacement dwellings, which have added some variety to the street scenes in terms of the scale and detailed design of individual dwellings. As such the principle of demolition and rebuilding on this site is acceptable.

- 7.3 In this particular case regard should also be had to the fact that the applicant is a disabled amputee, and this fact has influenced the internal and external layout and design of the new dwelling; Policy CS16 of the Local Plan includes an express requirement to consider the needs of those with disabilities when determining applications.

- (ii) Design and impact upon the streetscene

- 7.4 No.34 Sea Front Estate holds a prominent corner position within the estate, representing the westernmost dwelling of the run comprising Nos.34 - 43 which together form the northern line of dwellings around the southernmost area of open space. To the west lies a further area of open space, and the alignment of the road past the dwelling means that it holds a central position in views north as one enters

the estate from Sea Front to the south. From the west, the site is viewed across the wide expanse of open space with existing boundary treatments revealing the whole side elevation of the existing dwelling. From the north the dwelling holds a less significant location; its visual impact being masked by the existing dwelling at No.57 and the boundary treatments for the rear gardens.

- 7.5 The previous application for the site was withdrawn following officer concerns regarding the scale of new building across the site, which would have led to a heavily compromised rear amenity space and the almost total erosion of the existing 2.5m gap to the western boundary, which was considered significant in terms of maintaining an element of space about the dwelling on its western side in recognition of its corner plot location. This loss of space was in part a result of the internal space requirements for the applicant, but also a desire to relocate the access and driveway to the dwelling from its rear garden location to a new position on the east side of the new dwelling (adjacent to that serving No.35) - which is in itself considered an appropriate design approach for the site, having regard to the layout characteristics of other dwellings in the row and the fact that this will secure a more usable private garden area. (NB The position of the front elevation of the dwelling 1m southwards of its current location was not objected to.)
- 7.6 Whilst retaining this approach to access and parking, the design and layout of the dwelling has since been the subject of considerable negotiation, and the scheme the subject of this revised application puts forward a proposal for a 'T' shaped plan layout, which enables the provision of a 0.8m gap to the boundary for much of the dwelling's length, with only a small northern projection directly adjoining the boundary. The layout also makes provision for more coherent landscaping of the front garden area to complement the grass verges beyond. This revised layout is considered now to suitably acknowledge the corner plot nature of the site and to provide a degree of articulation to the layout that will mean that the dwelling will sit appropriately within its plot.
- 7.7 With regard to detailed design issues, the proposed new bungalow follows a traditional pitched roof design which is of very similar height to the existing bungalow (its ridge height is marginally lower than the existing) and presents a gable frontage to both its principal facade (south) and the side (west) elevation. Whilst this twin-gabled approach is not typical of the estate, it is the case that the dwellings clustered around the Sea Front Estate greens do exhibit some variety with both gabled and hipped roof forms addressing the street scenes. With a gable already facing west in the existing dwelling, the introduction of a further gable to the principal facade is considered in visual terms to appropriately terminate the run of dwellings to which No.34 belongs, and acknowledge the pivotal location of the property in views north across the estate.
- 7.8 The application puts forward a detailed schedule of materials for the new dwelling - terracotta concrete roof tiles are proposed which are typical of those found on the estate; walls are to be off-white render (again typical of finishes on the estate); whilst inset panels of grey-brown fibre cement boards and the window designs associated with them provide a contemporary detail which is not currently found on the estate but is nonetheless considered appropriate for this modern replacement of a traditional bungalow. Driveway areas are to be permeably paved.

(iii) Impact upon residential amenity

- 7.9 The corner plot location of the new dwelling is such that only two adjoining properties will be directly affected by the new development - No.57 to the north and No.35 to the

east. For No.57, this dwelling is orientated such that its principal views are directed away from the new dwelling at No.34, and whilst its private amenity space will have a more visible roofscape in view, this will be of a recessive hipped roof character set some 6 - 6.5m from the shared boundary. Consequently the impact of the new development on this property is considered acceptable.

- 7.10 With regard to No.35, this dwelling has its driveway to its west side leading to a garage at the rear, and thus the proposed site layout for No.34 will result in a parity of approach in this regard. The front door and a single (probably bedroom) window are also located in No.35's west side elevation and directly face the gabled side elevation of No.34 which is currently located close to the shared boundary. The proposed development will result in a re-siting of the side elevation of No.34 further from this shared boundary and this increase in distance, coupled with the hipped roof design, should result in an improved sense of space and outlook from the front door area and side window of No.35. Whilst the garage projection for No.34 will lie closer to the shared boundary, this is set north of the front door and window areas.
- 7.11 Turning to the quality of living environment for future occupiers of the new dwelling, as noted at paragraph 7.3 above, the new dwelling has been purpose designed to address the needs of a disabled amputee, and thus should provide a significantly improved standard of accommodation for the occupiers compared to the existing outdated dwelling with better circulation space and design standards. Access to the dwelling is also made more convenient by the relocation of the vehicular access and garage from the bottom of the garden to become a more integral part of the dwelling's layout on the east side. Whilst the private amenity space available to the new dwelling falls below that recommended for new dwellings in the Borough Design Guide (6 - 6.5m deep compared to a recommended 10m depth), it should be noted that this is a replacement dwelling on an existing constricted plot, and the redesign of the site gives the opportunity for the private amenity space to function far more effectively than it does at present, being compromised by the access and garage arrangements.

(iv) Highways and access arrangements

- 7.12 The proposed relocation of the vehicular access and garage facility from the rear garden area and road to the west of the site, to the east side of the site accessed from the road to the south, is considered to be appropriate in street scene terms and will also provide an enhanced quality of private amenity space for the new dwelling. The Development Engineer has raised no objection in highway safety terms.
- 7.13 It is noted that the new dwelling is to be designed with a level threshold to assist the disabled occupier. Car parking can be provided to meet the Council's adopted standards for a two-bedroom dwelling, with cycle parking available within the garage.

(v) Developer contributions

- 7.14 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 floor space (measured as gross internal area).

- 7.15 It is considered that there is a CIL liability for this site. A credit can be given for the existing floor space of the building within the site and therefore only the additional floor space is CIL liable. The agent has completed the CIL planning form and confirmed that there is 25sqm net additional gross internal floor space; as such this development does generate a CIL liability of £2500 (albeit that this is likely to be offset in the event that the development is undertaken as a self-build project).

8 Conclusion

- 8.1 Following negotiation after the withdrawal of a previous application, this revised scheme for a replacement bungalow for a disabled amputee at 34 Sea Front Estate is considered acceptable in terms of its impact upon the streetscene, neighbouring properties and highway safety. It is considered that notwithstanding the objections received, the contemporary design will relate satisfactorily to its surroundings whilst adding a degree of interest and variety to the street scene, and provide a good standard of accommodation for the intended occupier. The application is therefore recommended for approval, and carries with it a requirement for a CIL liability notice to be issued in conjunction with the decision notice.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00106 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Topographical Survey (RMJ Surveys Ltd.)
21413/101 - Existing Floor Plan 1/100, Existing Elevations 1/200
21413/201 - Proposed Block Plan 1/500 & Existing Location Plan 1/1250
21413/202 - Proposed Ground Floor & Site Plan 1/100
21413/203 - Proposed Elevations & Section 1/100
21413/204 - Proposed Roof Plan 1/100
21413/205 - Proposed Street Scene 1/200
Design and Access Statement
Existing Site Photographs
Schedule of External Materials & Finishes

All received 30th January 2015

Reason: - To ensure provision of a satisfactory development.

- 3 Unless otherwise agreed in writing with the Local Planning Authority, the development shall be constructed strictly in accordance with those external facing and roofing materials specified in the approved Schedule of External

Materials and Finishes.

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.

- 4 Unless otherwise agreed in writing with the Local Planning Authority, the dwelling shall not be occupied prior to the completion of the landscaping works shown on the approved Site Plan drawing 2413/202 and specified in the approved Schedule of External Materials and Finishes. Any tree or shrub planted 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 policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 Unless otherwise agreed in writing with the Local Planning Authority, the dwelling shall not be occupied prior to the completion of the fencing installation shown on the approved Site Plan drawing 2413/202 and specified in the approved Schedule of External Materials and Finishes. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.

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.

- 6 The occupation of the dwelling hereby permitted shall not commence until the existing access to the site from Sea Front Estate has been closed in accordance with the approved Site Plan drawing no. 2413/202.

Reason: In the interests of the amenities of future occupiers of the dwelling 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 dwelling shall not be occupied until space for the parking of vehicles and cycles has been provided within the site, surfaced and marked out in accordance with the approved details. Such areas shall thereafter be retained and used solely for those 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.

- 8 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 National Planning Policy Framework 2012.

- 9 Notwithstanding the provisions of any Town and Country Planning General

Permitted Development Order, or any replacement or re-enactment thereof, no extension, building or structure permitted by Part 1, Classes A and/or E of the 1995 Order, as amended, shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority.

Reason: To ensure that sufficient private amenity space is retained for future occupiers of the new dwelling, and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, and the National Planning Policy Framework 2012.