
Site Address:	18 Glebe Close, Hayling Island, PO11 0LB		
Proposal:	Construction of 1No. 2 bed detached bungalow with detached double garage utilising existing access from Glebe Close.		
Application No:	APP/13/00619	Expiry Date:	19/08/2013
Applicant:	Mr M Bradwell	Team:	Team 2
	East Pallant Development		
Agent:	Mr M Wilkes	Case Officer:	Aaron Wright
	M2 Architecture		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site lies to the south of Hayling Island within the Havant borough. It is situated to the west of the A3023 (Manor Road) and to the south of the A27. The land adjacent to 18 Glebe Close is land within the curtilage of No.18 and is boarded by a wire mesh and wooden fence.

The area of the application site at Glebe Close is approximately 0.06ha. The site is partially screened by vegetation on the southern, eastern and northern boundaries which limits views into the site. The proposed area for the location of the bungalow and garage is rectangular in shape. To the north and west of the site lies agricultural land. To the south of the site is No.17 Glebe Close and to the east of the site is No.18 Glebe Close. Glebe Close is a cul-de-sac and is characterised by two storey properties and single storey bungalows set in similar size plots.

2 Planning History

APP/13/00235

Construction of 1No. 2 bed bungalow and new double garage utilising existing access to Glebe Close. Withdrawn 04/06/13

3 Proposal

The development proposes the erection of a two bedroom bungalow with a double garage and two driveway parking spaces. Half of the double garage will serve No.18 and the other half will serve the proposed bungalow. The existing single garage on site and porch will be demolished.

It is proposed to provide access to the site from the existing driveway serving 18 Glebe Road. The existing hedging and post and wire fence that borders the curtilage of No.18 will be retained.

The existing frontage to Glebe Close provides for bungalow-type developments. The proposed development will be sympathetic to the general pattern of development. The materials for the proposed development have been chosen so they respect the established vernacular in Glebe Close. The proposed new dwelling will be constructed with red multi-facing brick wall, brown concrete roof tiles and white upvc windows and doors. The new garage will be

constructed with red multi-facing brick and concrete tiles.

The entrance to the property will be provided on the eastern elevation. Additionally, there are french windows which provide access to the patio on the western elevation and French windows on the northern elevation which provides access to the amenity space of the proposed bungalow. The new bungalow will be provided with approximately 157sqm of amenity space.

The proposed site plan indicates the siting and orientation of the new development which is sympathetic to existing surrounding development. The floorspace of the proposed bungalow is approximately 85sqm. The existing single garage will be demolished and the porch will be removed from No.18 to facilitate parking on site. There will be a proposed patio area on the western side of the new bungalow.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

CS21 (Developer Requirements)

DM13 (Car and Cycle Parking on Residential Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control Officer

No comment

Waste Services Manager

No comment.

Development Engineer

No objection subject to a transport contribution through a Section 106 Agreement.

Crime Prevention Officer

No comment.

Public Spaces Development Manager

No comment.

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: 5

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 1 letter of representation has been received raising the following concerns:

- a) The site for the development has a very limited access.
- b) The road is narrow and the street lighting will limit the room to turn.
- c) Delivery vehicles will have restricted room to turn.
- d) Will lead to additional on-site parking.

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) Impact upon the streetscene
- (iii) Impact upon neighbouring properties
- (iv) Transport Implications

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the streetscene

The proposed dwelling would be sited some distance into the site and as such does not follow the existing front building line in Glebe Close. This, however is not considered to adversely affect the streetscene. The proposed development would be well screened with additional boundary treatment along the south west boundary. The dwelling is a small bungalow and as such is in keeping with the general form and character of development on the northern end of Glebe Close.

(iii) Impact upon neighbouring properties

To the south of the site is No.17 Glebe Close and to the east of the site is No.18 Glebe Close.

The south and east elevations of the proposed dwelling would comprise a ground floor window. The window in the south elevation would be to allow light into the bathroom.

This window will be obscurely glazed to protect the amenity of No.17. The east (front) elevation would comprise of the front door and bedroom window. These face the side elevation of No.

18 and given the separation distance would not adversely affect the neighbouring property.

(iv) Transport Implications

Two allocated car parking spaces have been provided for the proposed development

and therefore accords with the Borough's Residential Parking Standards SPD. The Council's Development Engineer has been consulted and has raised no objection. The access and parking arrangements are considered acceptable and comply with Policy DM13 of the Core Strategy.

The development would attract a developer contribution towards the provision of transport in accordance with the Council's adopted policies in the Core Strategy. A Section 106 Agreement has been entered into by the applicant agreeing to contribute £3745 towards transport improvements.

8 **Conclusion**

The proposed development would not adversely affect the neighbouring properties and would not affect the character and appearance of the streetscene.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00619 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 Construction of the new bungalow and garage hereby approved shall not commence until samples and details of all external facing and roofing materials shall be submitted to and approved 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 policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 The new bungalow hereby approved shall not be occupied until the open surface car parking spaces and garaging have been provided within the site, surfaced and marked out and the existing porch on the west side of the existing bungalow has been demolished all in accordance with the approved plans. The garage parking spaces and open parking spaces shall be permanently retained so that each of the new and existing bungalows shall have permanent use of one garage parking space and one open parking space which shall be used solely for car parking.
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.
- 4 The new bungalow hereby approved shall not be occupied before the proposed access and the crossing of the highway verge and footway is constructed and laid out and the turning area within the site has been provided and surfaced, all in accordance with the approved plans.
Reason: In the interests of highway safety and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 No development hereby permitted shall commence until plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all new proposed screen walls, fences, hedges and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Authority, the new bungalow hereby approved shall not be occupied prior to the completion of the installation of all screening provision as is thus approved by the Authority. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.
Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 6 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the finished levels (above ordnance datum) of both the ground floors of the proposed buildings and the surrounding ground levels in relation to existing ground levels have been submitted to and approved by the Local Planning Authority.
Reason: To control site and building levels in the interests of visual and neighbouring amenities in accordance with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 7 Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B & C of the Town and Country Planning General Permitted Development Order 1995 as amended or any Order revoking or re-enacting that Order, no extension shall be erected within the curtilage of the new bungalow hereby approved nor shall there be any enlargement of its roof nor the insertion of dormer windows without the prior written approval of the Local Planning Authority.
Reason: Due to the position of the new bungalow relative to neighbouring properties, enlargements of the building or its roof may create additional impacts upon neighbouring residents which would require further consideration in accordance with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 8 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows, doors or other openings shall be constructed within the north or south facing roofslopes nor in the east or west elevations above the height of the approved ground floor windows, nor in any part of the south elevation of the new bungalow hereby approved without the prior written approval of the Local Planning Authority.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 9 The bathroom window in the south side elevation of the new bungalow hereby approved shall be permanently glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.
Reason: In the interests of the amenities of the occupiers of nearby

properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 10 No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced, including provision for surface water drainage of the surfaced areas have been submitted to and approved in writing by the Local Planning Authority. The new bungalow hereby approved shall not be occupied until the implementation of all such hardsurfacing and drainage has been completed in full accordance with that specification.

Reason: In the interests of the amenities of the locality, drainage interests and having due regard to policy CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 11 Unless the Local Planning Authority gives prior written approval for any variation, the development hereby permitted shall not be commenced until an Interim Certificate of Compliance with the Code for Sustainable Homes has been submitted to and approved in writing by the Local Planning Authority. The Certificate shall demonstrate that the development will attain a minimum standard of Level 3 in accordance with the Code. The development shall be carried out only in accordance with the details the subject of the Certificate.

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.

- 12 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the provision to be made for a material storage within the site have been submitted to and approved in writing by the Local Planning Authority. The approved storage area shall be available prior to the commencement of any building works and throughout the contract period and no materials shall be stored anywhere else on the site.

Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

13022: 101 - Location and Site Plans

13022: 102 - Site Plan, Proposed Elevations and Floor Plan

13022: 103 - Garage: Proposed Elevations and Floor Plan

13022: 1001 - Timber Shed Plans

Access and Design Statement

Reason: - To ensure provision of a satisfactory development.