
Site Address:	60 Creek Road, Hayling Island, PO11 9RE		
Proposal:	Demolition of existing bungalow and construction of 1No. 3 bed bungalow with new access from Creek Road.		
Application No:	APP/14/00184	Expiry Date:	18/04/2014
Applicant:	Mr P Walker	Team:	Team 1
Agent:		Case Officer:	Stephen Andrews
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

No 60 Creek Road is a small, pebble dashed, bungalow on the eastern side of Creek Road. The area is residential in character comprising principally bungalows and chalet bungalows, although to the south is the former Kittiwake pub and an empty row of shops.

To the south and rear is a caravan park.

The site is generally level and is bounded by established hedges and fences.

2 Planning History

APP/11/01334 - Demolition of existing 1no. 2 bed bungalow. Erection of 2no. 3 bed bungalows incorporating parking. Approved - 16/11/2011

APP/14/00185 - Construction of a pair of 2 bed semi detached bungalows to rear with new access from Creek Road. Under consideration.

76-78 Creek Road

01/54129/002 - Demolition of existing bungalows, removal of caravans and erection of 4 bungalows comprising of 2 pair of semi-detached bungalows with new access from Creek Road. Permission 2001

3 Proposal

Planning permission is sought for the demolition of the existing bungalow and its replacement with a three bed detached bungalow. The application shows two on site parking spaces to the front of the bungalow with access on to Creek Road. The curtilage for the dwelling would be reduced to allow for a development plot to the rear and a new access to the side, which will also lead on to Creek Road.

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)
CS16 (High Quality Design)
DM10 (Pollution)
DM13 (Car and Cycle Parking on Residential Development)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control, (Fire Access Consultation) - No objection

Development Engineer - None received

Crime Prevention -Minor Apps - Comment entrance door should be moved from the side to the front

Waste Services Manager - None received

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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary: Concerned about driveway running along side boundary

Comment: The existing driveway is located to the side of the dwelling in the same position. Further extant permission APP/11/01334 shows the driveway in the same position also to serve 1 No. 3 bed dwelling to the rear. The drive would now serve 2 dwellings (see application APP/14/00185). It is not considered that the additional use of this drive would result in noise or disturbance to neighbouring residents that would be sufficient to warrant a refusal of planning permission. It is not therefore considered that this will be un-neighbourly.

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 on the character and appearance of the area
- (iii) Impact on neighbour amenity
- (iv) Parking and highway safety

(i) Principle of development

The existing property is a small, 2-bed bungalow in a plot which extends some 60 metres. The existing bungalow is of no particular quality and no objection is raised to its demolition.

Significantly there is an extant planning permission (Ref: APP/11/01334) which allows for the demolition and replacement of the existing bungalow and the erection of a further dwelling within the rear garden. This application would see the demolition and replacement of the existing bungalow only. For clarity the scale and design of the replacement dwelling is identical to that of the extant planning permission.

It is considered that the principle of the replacement dwelling within the settlement area is acceptable, this view is supported by the extant planning permission.

It is noted that the submitted location plan shows vehicular access to the side of the dwelling, also in line with the extant planning permission. This would however serve two proposed dwellings instead of one. The two dwellings at the rear of the site are the subject of a separate planning application, being considered at the same time (Ref: APP/14/00185).

Having regard to the requirement of the NPPF to efficiently use land, it would be normal practice to resist the loss of a dwelling from a site, especially one that has already been established. However, in this instance this is negated by application APP/14/00185, which has been assessed as being acceptable and a more efficient use than the one dwelling previously approved. It is therefore clear that although this application is for a replacement dwelling only, there is still clear intention to develop the rear of the site and in this instance in a more efficient manner.

With regard to the following:

1. Impact on the character and appearance of the area
2. Impact on neighbour amenity
3. Parking and highway safety

The above material planning considerations have already been assessed for the replacement dwelling under application APP/11/01334, which remains extant. As there is no material change to the scale, appearance, layout, access and parking arrangements or to development plan policy it is considered that the proposed replacement dwelling remains acceptable on all counts. For reference the officer report for APP/11/01334 is appended to this report.

8 Conclusion

Having regard to the above information it is considered that the development accords with the policy requirements detailed in section 4 of this report and would see the redevelopment of a brownfield site in a reasonably sustainable part of the borough. The application is therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00184

(A) 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 91 of the Town & Country Planning Act 1990.
- 2 Construction of the building hereby permitted 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 Core Strategy 2011.
- 3 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order, 1995 (as amended), no development permitted by Schedule 2, Part 1, Classes A, B, C and E shall be allowed without the prior written approval of the Local Planning Authority.
Reason: In view of the limited size of the plot, relationship with adjoining properties and in the interests of neighbour amenity. In accordance with policy CS11 of the Havant Borough Core Strategy.
- 4 The dwelling shall not be occupied]until space for the loading, unloading and parking of vehicles 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.
- 5 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 has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use until the implementation of all such hardsurfacing has been completed in full accordance with that specification.
Reason: In the interests of the amenities of the locality 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.
- 6 The dwelling shall not be occupied until the boundary screening proposals for the site, as shown on the Proposed Site Layout Plan (scale 1:250 dated January 2014) have been completed in full accordance with that plan. The approved boundary screening shall thereafter be retained at all times.

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

- 7 No development hereby permitted nor any related site clearance shall commence until a plan and particulars specifying the provision to be made within the site and/or on other land nearby for the parking (throughout the clearance and construction period) of construction vehicles and of other vehicles delivering/removing materials and other items to/from the development site have been submitted to and approved in writing by the Local Planning Authority. Thereafter, throughout such site clearance and implementation of the development hereby permitted, all such temporary parking provision shall be provided and used only as such.

Reason: [To safeguard the amenities of the locality and in the interests of traffic safety] and having due regard to policies CS16, DM10 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 8 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 compound within the site have been submitted to and approved in writing by the Local Planning Authority. The approved compound 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 Core Strategy 2011 which form part of the Local Development Framework.

- 9 No development hereby permitted shall be commenced until a detailed soft landscaping scheme for all open parts of the site not proposed to be hard surfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works.

The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. 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 CS11, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 10 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.

- 11 The development hereby permitted shall not commence unless and until the existing dwelling and associated structures shall have been demolished and all resultant materials removed from the site unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that the development is undertaken in a satisfactory manner in the interests of the amenities of the area and to ensure that satisfactory access is provided to the proposed dwellings having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 12 Prior to the commencement of the development hereby permitted details of cycle storage provision shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented prior to the occupation of the dwellings hereby permitted and thereafter retained for cycle storage.

Reason: In the interests of securing sustainable development and to provide alternative travel options for residents and having due regard to policies CS20 and DM13 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:

Location Plan - 1:1250 Dated Jan 2014

Site Plan - 1:250 Stamped 21/02/2014

Proposed Floor Plans - 1:50 Dated Aug 2011

Proposed Elevations - 1:100 Dated Aug 2011

Section - 1:50 Dated Aug 2011

Reason: - To ensure provision of a satisfactory development.