
Site Address:	60 Creek Road, Hayling Island, PO11 9RE		
Proposal:	Construction of a pair of 2 bed semi detached bungalows to rear with new access from Creek Road.		
Application No:	APP/14/00185	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/14/00184 - Demolition of existing bungalow and erection of a replacement 3 bed detached dwelling. Recommended for approval.

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

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 erection of a pair of two bedroom semi-detached bungalows to the rear of 60 Creek Road. The dwellings would be accessed via a driveway that runs along the southern boundary of 60 and on to Creek Road. Each dwelling would have two parking spaces.

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)
CS20	(Transport and Access Strategy)
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

Access Officer

The proposed development would be required to meet Part M of the Building Regulations. The site is relatively flat with car parking provided adjacent to the proposed bungalows.

Building Control, (Fire Access Consultation) - No objection

Development Engineer - No comment

Crime Prevention -Minor Apps - Comment - Entrance doors are located to the site and should be repositioned to the front to improve security.

Waste Services Manager - No comment

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:

1. Harmful to the character of the area, particularly the tandem form of development
2. Highway safety
3. Noise disturbance from additional vehicles
4. Overshadowing of neighbouring garden
5. Loss of privacy and overlooking
6. Flood Risk
7. Impact on protected species, particularly bats

Comment:

There is an extant planing permission for a bungalow to the rear of 60 Creek Road, the principle of tandem development is therefore acceptable. It is not considered that the alteration from one dwelling to two modest semi-detached dwellings would alter this position.

No objection has been raised by the Highway Engineer. However, the provision of one additional unit (having regard to the extant permission) would not result in an unacceptable intensification of use of prejudice highway safety.

The proposed residential use, within an established residential area is considered to be acceptable and would not result in unacceptable levels of noise disturbance.

The proposed dwellings are modest bungalows and it is considered that the scale of the dwellings, alongside the boundary treatment and distance between neighbouring dwellings would protect neighbours from unacceptable levels of overshadowing, loss of privacy and overlooking.

The site is located within Flood Zone 1 therefore it is not considered that the development will result in an unacceptable flood risk to existing properties or future occupants.

It is not considered that the proposed development would result in harm to protected species as the site is made up of cleared garden land.

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 neighbour amenity
- (iv) Flood risk
- (v) Parking and highway safety
- (vi) Developer Contributions

(i) Principle of development

The existing property is a small, 2-bed bungalow in a plot which extends some 60 metres. 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 creation of a pair of semi-detached dwellings, instead of one detached dwelling to the rear of 60. It is pertinent to note however that this application includes part of the rear garden of 62 Creek Road which gives a larger plot than that of the extant permission.

It is considered that the principle of a backland form of development in this location is acceptable as is the access road on to Creek Road, which is the same as that allowed under the extant consent.

The application site is located within the settlement area of Hayling Island where the principle of development is acceptable provided the development is in accordance with the Development Plan and all other material planning considerations.

The National Planning Policy Framework (NPPF) establishes a presumption in favour of sustainable development. The National Planning Policy Framework begins by identifying that:

“There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- *an economic role – contributing to building a strong, responsive and competitive*

economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

- *a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and*
- *an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.”* (Paragraph 7, NPPF, 2012).

Paragraph 8 goes on to say:

“These roles should not be undertaken in isolation, because they are mutually dependent. Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities. Therefore, to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. The planning system should play an active role in guiding development to sustainable solutions.”

Paragraph 6 makes clear that regard must be had to the document as a whole in determining what the Government's view of sustainable development means in practice. It promotes the effective use of land through the re-use of previously developed land. Paragraph 49 states that *“housing applications should be considered in the context of the presumption in favour of sustainable development.”*

Chapter 7 of the National Planning Policy Framework deals specifically with good design. Paragraph 56 makes it abundantly clear that *“Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.”*

Paragraph 59 seeks to ensure the sustainable construction of the dwellings, whilst paragraphs 60 and 61 seek to ensure the development is designed well accounting for local context, without being prescriptive to architectural style and stifling innovation.

It is considered that the proposed housing development would see a more efficient use of the site in a relatively, sustainable and well accessed, residential area within the settlement boundary. The proposal would therefore accord with the objectives of the NPPF and is therefore acceptable in principle.

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

The development proposed makes provision for two semi-detached bungalows to the rear of the site, the dwellings would therefore have little presence within the public domain. Notwithstanding this the scale of the dwellings and modest plot sizes is reflective of the prevailing pattern of development within this established residential location. It is therefore considered that the development as proposed is in keeping with the character of the area and with appropriate landscaping, which can be controlled by condition will ensure that the site suitably integrates with its surroundings.

The proposal would see a more efficient use of an established development plot with the provision of much needed smaller accommodation, in a relatively sustainable part of Hayling Island in respect of access to local amenities.

(iii) Impact on neighbour amenity

The semi-detached bungalows are of a scale that would ensure there is no overbearing impact or overshadowing of neighbouring properties. Further the separation distances between neighbours and the proposed development, coupled with the extensive boundary screening along and outside of the application site will ensure that neighbour amenity is protected.

Having regard to the site layout, distance between neighbours, boundary screening and single storey nature of the development as well as the planning history of the site, it is considered that the development suitably integrates with the existing neighbouring dwellings and those of the dwellings proposed. It is not therefore considered that the proposal would result in unacceptable harm by reason of noise, overlooking, loss of privacy, overbearing effect, overshadowing or loss of light.

With regard to disturbance from traffic noise the main impacts would be to the existing dwelling and its proposed replacement and to No.58 Creek Road. The existing building would be demolished and a replacement bungalow erected under planning permission APP/14/00184. There would be a walkway to the side of the new dwelling and a planting strip adjacent to the new access. The new building would be designed with one bathroom window directly facing the access. No.58 has a blank wall facing the proposed access and there is a fence to the common boundary. The principle of backland development has been established by planning permission APP/11/01334. Given the relatively limited level of activity associated with access to the two bungalows it is not considered that a refusal of planning permission based on the noise and disturbance associated with the use of the access could be sustained.

(iv) Flood risk

The application site lies within Flood Zone 1 it is not therefore considered that the development is at risk of flooding and would not pose an unacceptable flood risk to neighbouring properties.

(v) Parking and highway safety

The development would use the same access arrangements as the extant planning permission it is therefore considered that the proposed access arrangements for the site are acceptable.

The increase in use of one dwelling is not considered to result in a significant impact on the highway network and would not result in additional harm to highway safety or result in an unacceptable intensification of the site.

The development provides two on site parking spaces for each dwelling with the ability to access and egress the site in a forward gear. The development would therefore accord with current parking standards.

In the absence of a highway objection and the fact the development accords with the adopted parking standards for the scale of development proposed it is not considered

that the proposal would result in matters prejudicial to highway safety.

(vi) Developer Contributions

The development would require a CIL contribution of £11,058.

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 more efficient manner and 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/14/00185

(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 buildings 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 Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 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 plots, relationship with adjoining properties and in the interests of neighbour amenity. In accordance with policy CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The dwellings 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 No development hereby permitted shall commence until plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all 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 development hereby permitted 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.
- 7 No development hereby permitted nor any related site clearance shall commence until a plan and details 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/or 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.

- 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 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.

- 12 The bathroom window in the north facing elevation of the plot 3 building shall:-

(i) consist of at least two lights divided horizontally with only the top light capable of being opened, and shall be maintained in that condition at all times;

and

ii) at all times be and remain 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.

- 13 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.

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

Location Plan Dated Jan 2014

Site Plan - 1:250 Dated Jan 2014

Proposed Elevations - 1:100 Dated Jan 2014

Proposed Floor Plans - 1:50 Dated Jan 2014

Reason: - To ensure provision of a satisfactory development.