
Site Address:	Land adjacent to, 202 Sea Front, Hayling Island		
Proposal:	Erection of 1No. 5 bed detached two storey dwelling with integral garage.		
Application No:	APP/14/00959	Expiry Date:	18/11/2014
Applicant:	Mr Allchurch MAA Architects	Team:	Team 2
Agent:		Case Officer:	Aaron Wright
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is vacant land and lies adjacent to No. 202 Seafront. It is located on the seafront on Hayling Island and lies within flood zone 1. Opposite the application site is the beach which is a Site of Special Scientific Interest.

The road is characterised by a large mixture of properties in terms of style and size. The houses are of a variety of styles and periods with detached houses, townhouses and blocks of flats along the seafront. These are set back from the road by varying distances so that there is a staggered building line.

The immediate adjoining property to the east is a larger dwelling faced with white render and to the west there is a smaller rendered detached property with accommodation in the roof. Further to the west there are mainly blocks of flats faced with render, brickwork and timber cladding.

2 Planning History

APP/11/010200

Erection of 1No. 5 bed detached two storey dwelling with integral garage. 19/10/11
Permission

3 Proposal

The application is for the resubmission for the erection of a 5 bed detached, two-storey dwelling with integral garage. The proposed dwelling is of contemporary design to allow for panoramic views of the sea. The sea view aspect has influenced the design of the house allowing for roof terraces at first floor level.

The overall concept is for a more solid form to the northern elevations with lightweight glass southern elevations. This provides a sense of security to the rear which anchors the light weight glass and southern elevations.

The dwelling would have a low pitched wing roof to minimise the volume of the house. Large projecting eaves protect the glazed southern areas from high summer sun to prevent excessive solar gain. This design allows low winter sun to enter the living spaces to provide warmth. The glazed walls are designed to open up fully to create a strong inside/outside connection and also to naturally ventilate the spaces on very warm summer days.

The overall height of the proposed building is two storeys with a low pitched roof which seeks to minimise the overall scale of the building. At its highest point the proposed building is 7.5m above ground level. The elevations are stepped to articulate and break down the mass of the building into smaller components. Projecting eaves to the roofs give the building further depth and articulation.

The proposed property will be 1.3m from the western boundary, 2.6m from the neighbouring property with a distance of 1.2m to the eastern boundary, and 11m from the neighbouring building.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS14	(Efficient Use of Resources)
CS16	(High Quality Design)
CS21	(Developer Requirements)
DM10	(Pollution)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
DM24	(Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer

No objection

Arboriculturalist

No objection.

Building Control

There are no public sewers.

Waste Services Manager

No comment.

Environmental Health Manager

No comment.

Crime Prevention Officer

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: 10

Number of site notices: 1

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) Effect on neighbouring properties
- (iii) Impact on visual amenities and the character of the area;
- (iv) Sustainability
- (v) Trees
- (vi) Highway Implications
- (vii) Planning Obligations

(i) Principle of development

The application site lies within the built up area of Hayling Island where residential development is normally permitted subject to the provisions of the Development Plan and any other material considerations.

(ii) Effect on neighbouring properties

202 Sea Front (to west)

To the west of the application site is No. 202 Sea Front, a chalet style property with accommodation within the roof space. The owners of this property have raised concern over the height and position of the proposed dwelling as originally proposed, which would have been approximately 3.75m forward of the closest part of their house. Their concerns were that this would be intrusive into the outlook from and would take away sunlight, particularly in the morning.

In consideration of this point, it is noted that the proposed dwelling has been designed with shallow-pitched roofs to minimise its bulk. Furthermore, amended plans have re-positioned the dwelling 1.75m further back within the plot so that it would now be only 2m forward of the closest corner of the neighbouring house, which contains an integral garage at ground floor and bedroom above. Mindful of the intervening gap of 2.8m between the existing and proposed buildings, it is considered

that this combination of the set back and overall mass is sufficient to avoid an overbearing impact or excessive loss of light to habitable rooms.

There would be limited fenestration along the west side elevation of the dwelling. A ground floor bathroom window is proposed approximately 1.8m from the shared boundary with No. 202 Sea Front. This window would be obscure-glazed. A large corner living room/gym window is proposed, however this would be 11.6m from the shared boundary with No. 202 Sea Front. It is considered that conditions can be attached to ensure the use of obscure glass and to require that the insertion of additional side windows would require further permission.

It is noted that a planting 'screen' is proposed at the west end of the front roof terrace (i.e. planting in troughs on the terrace). It is questionable that this would be sufficiently robust to avoid sideways overlooking into the front garden and possibly front windows of No. 202 Seafront. Although the degree of overlooking if this planting were to fail, is considered to be quite limited officers will discuss this point further with the applicant and an update will be given at the meeting. This may necessitate a revision to condition 7 below.

It is considered that, subject to the use of conditions, the amended plans are acceptable in respect of the impact on No. 202 Sea Front

194 – 198 Sea Front (to east)

To the east of the application site is No.'s. 194 – 198 Sea Front, which is a large subdivided house. No. 194 Sea Front is the closest of these to the proposed dwelling. A letter of objection to the original plans has been received from its owners. The main concerns related to the proposed first floor terrace on the east elevation, the position of the dwelling relative to the boundary, the lack of screening to the front terrace and the position of the wind turbine.

(iii) Impact on visual amenities and the character of the area

Seafront is characterised by a variety of detached houses, townhouses and some flats of varied styles and periods. Policy CS16 of the Core Strategy 2011 states that development should respond to local context and respect existing features of natural, historic or local character within or close to the proposed development site. The characteristics of the locality should also be used to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths and materials.

The proposed dwelling would be contemporary in design. The overall height of the proposed building is two storeys with shallow-pitched roofs which seek to minimise the overall scale of the building. The footprint and elevations are both stepped to articulate and break down the mass of the building into smaller components. The projecting eaves to the roofs gives the building further depth and articulation and assists in providing shade on sunny days.

The building would be finished with horizontal cedar-cladding and areas of render and glass. The materials provide a contemporary design which can be seen to add to the range of variation which already occurs along Seafront. The materials also serve to reflect the functions of different parts of the building and break-up the mass. The large areas of glass to the south would provide a lightweight, transparent elevation.

From the interior these allow the landscape, trees and the panoramic sea view to be seen throughout the house whilst the solid materials anchor the building both physically and historically to its context.

The application site is in a prominent position along the Sea Front in Hayling Island. It is considered that a contemporary approach can be achieved in this location without adversely affecting the character and appearance of the area. The dwelling would be of high quality design that meets the requirements set out in Policy CS16 of the Core Strategy and would enhance the appearance of the area.

(iv) Sustainability

Policy CS16 of the Core Strategy 2011 states that development should mitigate negative environmental impacts through sustainable design and construction methods, resource efficiencies, particularly water and the provision of facilities for waste recycling. Policy CS14 requires that new dwellings should meet the requirements of the national Code for Sustainable Homes – level 3.

The orientation of the house has been designed to make the most of solar gain. Large projecting eaves protect the glazed southern areas from high summer sun to prevent excessive solar gain. This design allows low winter sun to enter the living spaces to provide warmth. The glazed walls are designed to open up fully to create a strong inside / outside connection and also to naturally ventilate the spaces on very warm summer days.

The external envelope of the new building will be heavily insulated to exceed the requirements within Part L of the approved documents. Glazing will be 24mm sealed units Argon filled and with solar e coating to reduce heat loss. The orientation of the house has been designed to make the most of solar gain. This solar gain will be held in the thermal mass of the walls to the north and internal solid walls. In addition the house will utilise heat exchanges through its ventilation system. These will take warmth from the waste air to warm incoming fresh air thus significantly reducing energy useage.

Water useage will be reduced through dual flush toilets, aerated water taps and showers and energy efficient appliances. A wind turbine is proposed to be positioned at the front eastern boundary of the site, please see appendix for relevant documentation to support that this will not have any detrimental impact to the neighbouring property. Solar panels will also be incorporated within the low pitched roof.

The development would therefore comply with Policies CS14 & CS16.

(v) Trees

The applicant has submitted an Arboricultural Report to accompany the application. The application proposes to fell three trees to facilitate the development. These trees include a small Cherry tree, a twin-stemmed Holm Oak and a Maritime Pine tree. No tree pruning works are proposed.

The best quality tree on the site is a Holm Oak. This is also the most visually significant tree as it is situated in a prominent location at the front of the site. This tree would form part of the soft landscaping of the site. The Council made a Tree Preservation Order to protect the Holm Oak at the front of the site, in 2011. The

Council's Arboriculturalist has been consulted on the application and has raised no objection subject to conditions.

(vi) Highway Implications

Vehicular access to the site is as existing. The parking area is generous in size with adequate space for disabled users to get to and from their cars. The approach to the house from the parking area is level and of good width suitable for wheel chair users.

(vii) Planning Obligations

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 in pounds (£100) per square metre on new residential floorspace (measured as gross internal area).

The Additional Information Requirement Form submitted with the application confirms that the additional net internal floorspace to be used as residential is 290 sqm. The CIL Charging Schedule states that new residential development in Hayling island is £100 per sqm. The CIL charge is therefore approximately £29,000.

The proposal would result in a new dwelling and in accordance with the adopted Havant Borough Council Local Plan (Core Strategy) Policies CS11 and CS21 together with Havant Borough Local Plan(Allocations) 2013 policy DM24 provision should be made for the mitigation of the development impact on the Special Protection Area (SPA). Given the scale of the proposal, the Council (in consultation with Natural England) is prepared to accept a financial contribution toward the cost of mitigation of the developments impact on the SPA. The contribution amount for mitigating the developments impacts on the SPA is £172, calculated from a fixed fee of £172 per additional dwelling. The form has been completed by the applicant and a cheque was received by the council on 21 November 2014.

8 Conclusion

The proposed development is considered to be of sufficiently high quality design and sympathetic scale and mass as to be acceptable in this context. Subject to conditions, it would not adversely affect the amenity of the neighbouring properties as amended plans have been received altering the position and design of the dwelling. Sufficient parking provision is provided within the site to ensure that there would be no impact upon highway safety. The recommendation is therefore to grant Planning Permission subject to conditions.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00959 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 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 policies CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows or other openings shall be constructed at first floor level or above in any elevation of the dwelling 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.
- 4 Notwithstanding the approved plans the living room/dining room windows in the east side elevation at first floor level of the dwellinghouse hereby approved shall at all times have a minimum cill height of 1.7m from finished floor level.
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.
- 5 Notwithstanding the approved plans the bathroom windows in the west side elevation at ground floor level of the dwellinghouse hereby approved shall 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.
- 6 The proposed development works shall only be carried out in accordance with the Arboricultural Report and Tree Protection Plan prepared by A P Arboriculture, received by the Planning Authority on 30 June 2011.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statements 1 and 9.
- 7 No development hereby permitted shall commence until details of the planting screen on the front first floor terrace has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be occupied until the implementation of the planting has been

completed in full accordance with that specification and the planting screen shall be permanently retained up to a height of not less than 1.7m measured from the floor of the terrace and shall extend the full depth of the balcony between the first floor front wall of the dwelling and the front (southern edge) of the terrace.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 8 Notwithstanding the approved plans, the obscure glass screen at the east end of the front first floor terrace hereby approved shall 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 and shall be at least 1.7m in height, measured from the floor of the terrace and shall extend the full depth of the balcony between the first floor front wall of the dwelling and the front (southern edge) of the terrace.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 9 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 occupied until the implementation of all such hardsurfacing has been completed in full accordance with that specification.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 10 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 brought into use 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 having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

- 11 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/or in the interests of traffic safety and having due regard to policies CS16, DM10 and DM13 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework.

- 12 The development shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such 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.

- 13 The garage hereby permitted shall be retained and kept available for the parking of cars at all times and shall not be converted to living accommodation.

Reason: To ensure the retention of adequate on-site car parking and to discourage parking on the adjoining highway in the interests of highway safety and local amenity and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 14 No development hereby permitted shall commence until plans and particulars showing details of the provisions of bin/cycle storage within the site have been submitted and approved in writing by the Planning Authority. The development shall be carried out in accordance with the approved details prior to occupation of the dwelling and shall be retained thereafter.

Reason: To safeguard the amenities of the locality and having due regard to policies CS16 and DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework

- 15 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 forms part of the Local Development Framework.

- 16 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.

- 17 The flat roof area to the rear and east side of the dwellinghouse hereby permitted shall not be used for the purposes of a terrace or balcony at any

time whatsoever, but shall only be used for used for infrequent and occasional maintenance purposes only.

Reason: To safeguard the amenities of the occupiers of the neighbouring property and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework..

- 18 Prior to the commencement of the development hereby approved details of privacy screening to be installed along the east-facing section of the front terrace at first floor level, (which for the purposes of identification, is shown to be located approximately 9 metres from the east boundary of the site), shall be submitted to and approved in writing by the Local Planning Authority. This shall comprise a means of screening which is to be at least 1.75 metres high, measured from the floor of the terrace. This screening shall be installed prior to the occupation of the development hereby approved and shall be permanently maintained in a sound and effective condition thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

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

Design and Access Statement

Arboricultural Report - Prepared by APArboriculture

Location Plan - - Drawing Number ISO2_P_001A

Proposed Site Plan - Drawing Number ISO2_P_010 D

Proposed Block Site Plan - Drawing Number ISO2_P_002 C

Proposed Ground Floor Plan - Drawing Number ISO2_P_011 C

Proposed First Floor Plan - Drawing Number ISO2_P_012 E

Proposed South and East Elevations - Drawing Number ISO2_P_021 C

Proposed North and West Elevations - Drawing Number ISO2_P_020 C

Proposed Roof Plan - Drawing Number ISO2_P_013 C

Streetscene - Drawing Number ISO2_P_022 B

Sketch Elevation 1

Sketch Elevation 2

Reason: - To ensure provision of a satisfactory development.