
Site Address:	12 Wittering Road, Hayling Island, PO11 9SP		
Proposal:	Demolition of existing 4 bedroom single family dwelling house and replacement with 5-bedroom single family dwelling house.		
Application No:	APP/13/00487	Expiry Date:	17/07/2013
Applicant:	Mr & Mrs Peters	Team:	Team 1
Agent:	Mr Yeates	Case Officer:	Heather Lealan
	Yeates Design LLP		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Wittering Road is a residential road located in the south east of Hayling Island. The road is characterised by large detached houses which benefit from front and rear gardens and off road parking.
- 1.2 12 Wittering Road is a detached two-storey 'Art Deco' house in a brick finish, backing onto Sandy Point Lagoon and visible from the public footpath and wider harbour to the east. The AONB boundary cuts across the site and adjacent plots so that the harbour-facing parts of the buildings and grounds lie within the boundary, but the street frontages do not. The application property forms part of a row of distinctive 'Art Deco' properties which are finished in a mixture of light coloured render, brickwork and timber cladding.
- 1.3 The property benefits from first floor terraces (balconies) on two sides

2 Planning History

APP/12/00782

Two storey front extension; single storey rear extension; extension of rear and side roof terrace and external staircase to rear; new cladding and overall refurbishment
This application sought permission for a two-storey front extension, single-storey rear extension and a general remodelling of the property. The building would be finished in an off-white render at ground floor level, with recessed windows with dark aluminium frames, and timber cladding at first floor level. Windows would be given a greater vertical emphasis than the existing windows and timber louvers would cover parts of the glazing. In addition, a brise soleil would sit over the eastern first floor glazing. The harbour-facing elevation would include extending the single-storey element 1.65m further towards the harbour, with curved edges and a wire balustrade surrounding an extended first floor terrace - Granted consent at Development Management Committee, decision issued 9 October 2012.

3 Proposal

- 3.1 Demolition of existing 4 bedroom single family dwelling house and replacement with 5-bedroom single family dwelling house.

- 3.2 The scheme proposes that the new dwelling will be orientated such that the rear elevation will face directly east directly down that application site's rear garden rather than as existing slightly south east across the neighbouring dwelling.

4 Policy Considerations

National Policies

The National Planning Policy Framework, March 2012

Core Strategies 2011 forming part of the HBLDF

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS14	(Efficient Use of Resources)
CS16	(High Quality Design)
CS21	(Developer Requirements)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)
DM9	(Development in the Coastal Zone)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control -

Bin storage to be provided. Unprotected area issues, timber cladding located on boundary wall to be 30 min fire resistant or cladding to be removed. Balcony guarding cannot be horizontal due to climbing issues.

Officer comment: *This is a building control matter and changes to guarding could be considered as a non-material amendment if necessary*

Development Engineer -

If determined before the 1 August then no highway contribution is required because it is a replacement property. After this date CIL regulation will apply.

Approve subject to the provision of three parking spaces and cycle facilities

Waste Services Manager-

No comments

Crime Prevention -

No comments to make with reference to crime prevention at this time.

Notwithstanding the above it is possible to access the dwelling from the seashore therefore, I would recommend that all external doors are certificated to PAS24 standard and all windows are certificated to PAS24:2012 standard.

Public Spaces Development Manager -

No comments

Chichester Harbour Conservancy -

12 Wittering Road is a detached two-storey post Art Deco house in a brick finish, backing onto Sandy Point Lagoon and visible from the public footpath and wider harbour to the east. The AONB boundary cuts across the site and adjacent plots so that the harbour-facing parts of the buildings and grounds lie within the boundary, but the street frontages do not. The application property forms part of a row of distinctive 1960's properties which are finished in a mixture of light coloured render, brickwork and timber cladding. This application follows an application last year for front and rear extensions.

The area is characterised by a wide variety of architectural styles including late twentieth century estate architecture to the east. The more relevant forms in considering this site are the art-deco houses to the south and the adjoining deco stylized houses along Wittering Road. The east facing properties are mostly at an off-set angle to the road and flat roofs a common theme which unites otherwise individually designed dwellings with a quirky character.

The loss of one such property is unfortunate as it is representative of the defining character of the area and of a more stylized design of that period. However, in the absence of a policy base to retain such properties there is no objection to its removal and the main consideration is the design and impact of the replacement.

The proposed design comprises sections of render and timber cladding with some windows covered with timber louvres and it would have a flat roof: it is modernist rather than art-deco in style. However, there are now examples in the vicinity of this architectural form and it would not stand in stark contrast to its surroundings. The flat roof is again the link that ties it with neighbouring properties and the silhouette matches almost exactly the existing building; it is therefore considered to be in accordance with the Conservancy Design Guidance and Core Strategy policies CS12 and CS16.

It is recommended that a schedule of materials is agreed and that permitted development rights are removed to prevent inappropriate additions.

Arboriculturalist-

AIA and Method Statement requested to demonstrate that the trees to the front of the site will not be impacted>

Officer comment: *The necessary information has been submitted by the applicant.*

Coastal Engineering-

Although the applicant has submitted a flood risk assessment compiled by Betts Associates Consulting Engineers Ref FRA 219 Revision 1.0 dated May 2013, it is considered deficient in some areas that should be clarified.

Officer comments - *These matters have been clarified by the application agent with the Coastal team. The Coastal team have advised the Officer that the additional information requirements were small given that this is a rebuild of an existing house and that the dwelling itself is not within the flood zone.*

Natural England -

Natura 2000 site. The proposal is not likely to have a significant effect on the interest features for which the above SSSI/SAC/SPA/Ramsar sites are designated, either alone or in combination with other plans or projects. No objection subject to conditions

and advice to the effect of the following attached to any permission granted:

Given the bird sensitivities in the area, the proposed construction will need to be timed and undertaken in a suitable way to minimise disturbance to over wintering and nesting birds, therefore it will be necessary to:

Ensure best practice is in place for operating machinery to reduce unnecessary noise; No percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dbA_{max} measured at the sensitive receptor) to be undertaken during the bird overwintering period (i.e. October to March inclusive), unless the existing noise level measured from the sensitive receptor already exceeds 69dbA_{max}; in which case, no such works shall be undertaken during the specified period if the resulting noise level would exceed the existing noise level measured from the sensitive receptor.

Note: The sensitive receptor is the nearest point of the SPA, in this instance the Chichester & Langstone Harbours SPA which is approximately 26m away and could be impacted by this proposal.

Hampshire Wildlife Trust -

No comments

Landscape Team -

The retention of mature trees within the site, especially those on the frontage to Wittering road is vital to maintain and enhance the local character. To retain and enhance local biodiversity close to important sites, the retention of established flora especially native species within the site is recommended.

There is no clear landscape plan showing existing and retained planting – this is required to make a judgement on the suitability of the proposal. The ecology report details some of the planting within the site which would be beneficial to retain to support local biodiversity.

No removal of the trees on the frontage appears to be proposed, however the small hedge appears to be shown for removal. A plan to confirm this is required.

Additionally I would like details of any hard landscaping for the site to determine any impact on existing retained planting, and it's suitability for the site. If any amendment to the drive area materials including any excavation is proposed it will need to consider the existing frontage trees and boundary planting. The construction vehicles must not compact the tree roots and risk their health-the Arboricultural officer will also advise further.

A hard and soft landscaping plan showing existing and proposed is therefore required

Officer comment - *Landscape plan submitted on the 9 July which confirms the hedges within the rear garden visible from the harbour are to be retained and that the existing hardsurfacing to the front of the dwelling is to be retained. This plan should be conditioned in standard condition SP1 thus negate the need for a landscape and hardstanding condition to be imposed on any planning consent.*

Royal Society for the Protection of Birds -

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: 5

Number of site notices: One

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary:

Initially the occupier of No.10 requested that the application be heard at the Development Management Committee but later sent an email withdrawing the committee request.

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) Appropriateness of the design
- (iii) Effect on the character of the AONB
- (iv) Effect on neighbouring properties
- (v) Effect on existing trees
- (vi) Highway implications

- (i) Principle of development

7.2 The site is within an urban area as identified by the proposals map which is part of the Local Development Framework, therefore the proposed work is acceptable in principle provided it satisfies the criteria of the policies listed in section 4.

- (ii) Appropriateness of the design

7.3 The overall design of the replacement dwelling and materials used are considered to represent a contemporary and appropriate updating of an existing Art Deco influenced property with a modernist building of which there are other examples in the immediate locality. The design is therefore considered to satisfy the requirements of policy CS16. It is considered that the materials could be agreed by way of condition to ensure that they are appropriate and complement the palette of materials in the area.

- (iii) Effect on the Character of the AONB

- 7.4 There are examples in the vicinity of a modernist architectural form and it would not stand in stark contrast to its surroundings. The flat roof is again the link that ties it with neighbouring properties and the silhouette matches almost exactly the existing building; it is therefore considered to be in accordance with the Conservancy Design Guidance and Core Strategy policies CS12 and CS16. The proposed palette of materials is in accordance with other materials visible from the AONB in this locality; which incorporates buildings which vary in design, style and construction materials. Materials should be conditioned. Sufficient visual gap will remain between this dwelling and the adjacent dwellings.

(iv) Effect on neighbouring properties

- 7.5 The proposed re-siting of the dwelling directly east to west rather than slightly south east to north west will not impact the neighbouring dwellings to a detrimental extent as the main view from the replacement dwelling will be focused directly down the site and less over the neighbouring dwelling to the south as it is currently. Also, due to the proposed reorientation, the southern element of the building will be closer to the southern boundary and No.10. However, it is not considered that this will be detrimental due to the separation distance of the adjacent dwelling and the only windows in the southern elevation of No.10 serve a first floor dining room, (this room being served by a much larger window to the west as well as being open plan with the rest of this floor in terms of glazing) and as downstairs utility room. The balcony to the rear changes very little in terms of size from the existing but again is orientated facing down the application site.
- 7.6 Concerns have previously been expressed, but then withdrawn, from the occupier of the adjacent dwelling to the south of the site (No. 10). This dwelling had an application for a **new** side extension to a balcony which was refused on the grounds of overlooking direct into the living room and garden of No.12. This application was the subject of an appeal to the Planning Inspectorate who allowed the development so long as screening was erected to the side extension to prevent overlooking into No.12. Every planning application must be considered on its own merits and in this current application demolition and replacement of No.12 has been assessed with regard to the acceptability of the impact of the scheme on neighbouring dwellings in the context of the existing development on the site (which already features a balcony) and it is considered that the proposal does meet the requirements of CS16 in that it does not significantly change the nature or increase the level of overlooking to the adjacent neighbouring dwellings (No.10 and No.14).

(v) Effect on existing trees

- 7.7 The submitted AIA and MS confirms that the existing trees to the front of the site will be retained and the contents of these reports should be conditioned.

(vi) Highway implications

- 7.8 The level of car parking required is three spaces which can be accommodated on site and should be conditioned. As this is a replacement dwelling no highway contribution is sought. There is adequate space on this residential site for the appropriate level of cycle storage provision.

8 Conclusion

- 8.1 It is considered that the application for the demolition of existing 4 bedroom single family dwelling house and replacement with 5-bedroom single family dwelling house is acceptable and meets the requirements of the relevant policies of the Core Strategy and the NPPF and that it should be permitted subject to the inclusion of the planning conditions as listed below
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9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00487 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 policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework, March 2012.
- 3 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: In the interests of the amenities of the occupiers of nearby properties, the visual amenities of the streetscene and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework, March 2012.
- 4 The new dwelling 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 National Planning Policy Framework, March 2012.
- 5 The development hereby permitted shall not be occupied until a Completion Certificate of Compliance with the Code for Sustainable Homes has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing by the Local Planning Authority, the Certificate

shall demonstrate that the development has attained a minimum standard of Level 3 in accordance with the Code. The development shall have been 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.

- 6 The proposed works shall be carried out in accordance with the Arboricultural Impact Assessment and Method Statement prepared by Technical Arboriculture Limited, received by the Local Planning Authority on the 11 July 2013.
Reason: To ensure the trees are not adversely affected by the construction of the development and having due regard to policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework, March 2012.
- 7 No percussive piling or works with heavy machinery shall be undertaken within the waterfowl over-wintering period, 1 October to 31 March inclusive. Heavy machinery constitutes, for example, use of pneumatic drills, diggers, dumper trucks and lorries.
Reason: In the interests of nature conservation to protect over-wintering birds and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012 and S281 of the Wildlife and Countryside Act 1981 (as amended by the Countryside & Rights of Way Act 2000).
- 8 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A, B, C, E and F of The Town and Country (General Permitted Development) Order, as amended, shall be erected within the curtilage of the new dwelling hereby permitted without the prior written approval of the Local Planning Authority.
Reason: To ensure that the development is satisfactory in terms of visual impact on the AONB and having due regard to policy CS16 and CS12 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework, March 2012.
- 9 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site plan drwg.no 528/P/001 received 22 May 2013
Proposed Layout Plan drwg.no 528/P/008 received 22 May 2013
Existing Block Plan drwg.no 528/P/002 received 22 May 2013
Proposed Block Plan drwg.no 528/P/009 received 22 May 2013
Existing Ground Floor Plan drwg.no 528/P/003 received 22 May 2013
Existing First Floor Plan drwg.no 528/P/004 received 22 May 2013
Existing Roof Plan drwg.no 528/P/005 received 22 May 2013
Existing Elevations E/W drwg.no 528/P/006 received 22 May 2013
Existing Elevations N/S drwg.no 528/P/007 received 22 May 2013
Proposed Ground Floor Plan drwg.no 528/P/010 received 22 May 2013
Proposed First Floor Plan drwg.no 528/P/011 received 22 May 2013
Proposed Roof Plan drwg.no 528/P/012 received 22 May 2013
Proposed Elevations E/W drwg.no 528/P/013 received 22 May 2013
Proposed Elevations N/S drwg.no 528/P/014 received 22 May 2013

Design & Access Statement received 22 May 2013

Flood Risk Assessment produced by Betts Associates received 16 July 2013

Arboricultural Impact Assessment and Method Statement received 11 July 2013

Landscape Plan 528P009 Rev A received 9 July 2013

Reason: - To ensure provision of a satisfactory development.