
Site Address:	76 Southwood Road, Hayling Island, PO11 9QF		
Proposal:	Demolition of existing 2 bed dwelling and construction of 1No. 4 bed house and double garage to front. (Revised Application.)		
Application No:	APP/13/00559	Expiry Date:	09/08/2013
Applicant:	Mr & Mrs Greenwood	Team:	Team 1
Agent:	Mr Curtis	Case Officer:	Sally Smith
	Gordon Curtis Architects		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

An existing residential plot on the south side of Southwood Road. Currently a bungalow with an extension on south side providing a first floor balcony. The roof is hipped. It is located so it is stepped back from No 78 which is also a hipped chalet bungalow. The applicant has submitted photos of these properties. The current property has a garage located just on its north side which is also shown in the photos. To the west of the site is the vacant area used as a storage area for the HBC coastal defence works.

2 Planning History

Most relevant

91/46498/001 - Outline for a dwelling. Permit 9/1/92

APP/12/01055 - Demolition of existing dwelling and construction of 2 storey, 4 bed house and new double garage at front. refused 29/11/12

APP/12/01334 - Demolition of existing dwelling and construction of 2 storey, 4 bed house and new double garage at front. Permit

3 Proposal

The proposal is for a detached house set more forward in the plot towards the sea so it is more alongside number 78. However it is set back from the shoreline frontage of 78 so as not to prevent the view to the west from the neighbour's first floor sun room. It has a modern flat roofed design with a height of 7.3m for the majority together with a raised ground level around the house of 650mm. The design is that of a simple flat roofed 2 storey dwelling with a flat roof with a rendered white finish; the plinth to be brickwork. Windows to be aluminium. The frontage contains a metal panel between the windows at first floor to match the window frames. The parapet roof 'hides' the rooftop solar and PV panels.. This building is 1.2m off the boundary. A balcony is proposed with a side screen on the eastern side which has a full 3.5 m height for the rear section of the balcony and a lower screen of 1.1m high for a depth of 1.6m back from the front of the balcony. The screen returns at the lower height for 2m on the seaward side on the corner with the neighbour and is then clear for the remainder of the balcony frontage. There are steps to the terrace/balcony on the west side (away

from the neighbour). There is also a small balcony on the west side at first floor. On the east side is a window to the first floor living room. This has been amended so that it is now at a higher level than originally proposed with the sill at 1.2m above floor height. Photovoltaic panels and an air source heat pump are shown on the roof behind a parapet. There is a garage located on the road frontage that is almost flat roofed with a very shallow slope towards the door side (plot side). Maximum height 2.8m.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

CS14	(Efficient Use of Resources)
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
DM13	(Car and Cycle Parking on Residential Development)

Saved Policies of HBDWLP 1996 - 2011 forming part of HBLDF

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control, (Fire Access Consultation)- Bin storage to be provided; no public sewer.

Crime Prevention -Minor Apps - No comments

Development Engineer - Approve subject to 3 spaces and cycle storage.

Public Spaces Development Manager - Not relevant

County Ecologist - Consulted in error as earlier response provided details of species within 50 m of the site. The advice this time is that no ecological advice provided and precautionary request for surveys. (This request will not be pursued as consultation in error; no evidence of protected species and we have already committed to a new dwelling in a similar position on the site. Furthermore the site contains an existing dwelling and the shingle cannot be protected from disturbance by residents. The County Ecologist has been advised and accepts our argument)

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2 letters from same address

Summary:

The first response expressed concern at the full length eastern window. Now that has been amended and reduced in depth and the other two windows are to be obscure glazed the neighbour now supports the application.

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 character and appearance of area.
- (iii) Highway and parking implications
- (iv) Effect on residential amenity
- (v) Flood risk issues
- (vi) Effect on sensitive areas

(i) Principle of development

The plot already contains a residential unit and is within a built up area. There is already a recent permission in place for a replacement dwelling. The principle of a replacement dwelling is therefore acceptable subject to meeting the normal development control requirements detailed below.

ii) Effect on character and appearance of area.

Southwood Road contains a mixture of property styles from the existing bungalow/chalet bungalow pitched roof properties on this site and the neighbouring no 78 to flats at three storey to the east. In this particular area the properties are pitched roofed although along Southwood Road there are flat roofed properties. The Urban Design response on the earlier 2012 application did not criticise a flat roofed design and that is the basic design for the recently permitted property - although it did include higher elements.

Whilst the current property is shown with a height of 7m it has a small ridge length with the bungalow hipped on all sides. The chalet bungalow to the east also has a long hipped roof sloping away from the boundary. The previous refused application and the permitted one were modern in design with the emphasis on a flat roofed approach. The first proposal resulted in a wider scheme and had tower elements. The second scheme was not so wide and had a step in its heights although it still retained monopitched higher elements. The current scheme is simpler in its design and is more similar to other flat roofed dwellings in the Sandy Point area. It is not so wide on the plot as the very first refused scheme and is more comfortable on the plot and does not look cramped or imposing in the street scene.

The materials are simpler too in this scheme with a render finish proposed and metal windows with some matching metal panels included for interest.

The proposal also includes a garage on the road frontage. It's maximum height is 2.8m. A garage was permitted at a slightly lower height in the earlier permission. The positioning and height of the garage is now considered acceptable in the street scene and a condition is proposed to ensure planting/screening is retained between it and the front boundary. With the screening retained the garage will be hardly noticed from the public realm.

(iii) Highway and parking implications

The proposal includes sufficient parking so there is not considered to be any highway or parking implications from the proposal. The Dev Engineer requests 3 spaces and cycle storage.

(iv) Effect on residential amenity

The proposed dwelling is repositioned towards the southern side of the plot so that it lines up with the dwelling at 78. That dwelling has conservatory/sunrooms at both ground and first floors with glazing on the western side elevation. The positioning of this proposal is such that it does not impact on the western view of no 78. from their sun room. In addition the design of the building results in the balcony being screened on the eastern side. It is therefore not considered that the proposal will adversely impact on the neighbour's amenities as long as the balcony remains screened.

With respect to the windows in the eastern elevation these have been amended so that the first floor one is reduced in height (formerly full height) to reduce any impact on the neighbouring property and it is confirmed that the lower ones will be obscured glazed (they serve bathrooms). The neighbour has raised no objection now to the scheme; infact he supports it.

(v) Flood risk issues

The application was accompanied by a flood risk assessment which has been accepted by both the EA and our Coastal Engineers on the earlier scheme. The floor level is actually 50mm higher than the level approved in the earlier scheme so the Flood Risk is reduced further.

(vi) Effect on sensitive areas

Hampshire Biodiversity listed species within 50m in respect of the earlier permitted scheme. As the proposal replaced an existing property within its own garden it was not thought a reason to prevent the redevelopment of the property and a move further to the south of the plot. With respect to this application the County ecologist has now recommended a precautionary approach suggesting surveys for protected species are undertaken. As a dwelling has already been approved and any potential habitat is the garden shingle this is not considered a reasonable request. There has been no evidence of there being protected species within the garden area.

(vii) Other matters - the requirement for bins to be provided can be addressed at B Regs stage as there is adequate space within the plot to accommodate them.

8 **Conclusion**

The proposal will result in a modern building on the sea front. There is a mixture of styles in the road and it is considered that the proposal will be acceptable in terms of its design and impact on the street and shore side scenes. The proposal is also considered acceptable in terms of highway, flood risk and neighbour impact - subject to the conditions imposed.

The proposal is liable to CIL

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00559 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(s) hereby permitted shall not commence until a specification of the types and colours of all external roofing and external facing materials, including the window frames, metal panels and balcony/terrace detailing have been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
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 the National Planning Policy Framework 2012.
- 3 No development hereby permitted shall commence until plans and particulars specifying any alterations to the alignment, type, height and, where appropriate, construction materials and design of all existing 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 any such approved amendments.
Reason: To safeguard the amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The existing hedge on the road frontage shall be retained and shall be protected from damage for the duration of works on the site by the erection of a 1.2 m minimum height chestnut paling fence to BS 1722 Part 4 securely mounted on 1.2 m minimum height timber posts driven firmly into the ground.

Any part of the hedge removed without the Local Planning Authority's consent or which die or become, in the opinion of the Local Planning Authority, seriously diseased or otherwise damaged within five years following contractual practical completion of the approved development shall be replaced as soon as is reasonably practicable and, in any case, by not later than the end of the first available planting season, with plants of such size and species and in such positions as may be agreed with the Local Planning Authority.

Reason: To ensure the maintenance of screening to the site afforded by existing hedge and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 The development shall not be brought into use until a minimum of 3 parking spaces and 2 cycle storage 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.

- 6 The development hereby permitted shall not be occupied until a Certificate of Compliance with the Code for Sustainable Homes has been submitted to the Local Planning Authority. The Certificate shall demonstrate that the development has attained a minimum standard of Level 3 in accordance with the Code.

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.

- 7 The balcony on the south elevation of the dwelling hereby approved shall not be brought into use until such time as the screening panels shown on the eastern elevation of the balcony have been provided in accordance with the plans hereby approved. At all times thereafter, such screening panels shall remain in place, unless an alternative method of screening is first agreed in writing with 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.

- 8 The windows in the ground floor of the east elevation of the building shall at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscurity no less obscure than that which is provided by Pilkington's Texture Glass Obscurity 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.

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

Design and Access Statement
Flood Risk assessment 8th October 2012
Site and Location Plan 1308/LP

Car parking Plan 1308/PP

Elevations as Existing & Proposed 1308 01A

Floor Plans as Existing & Proposed 1308 02A

Elevations as Existing & Proposed, sheet 2, 1308 03C

Email from G Curtis 8th August 2013.

Reason: - To ensure provision of a satisfactory development.