
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. (Revised Application).		
Application No:	APP/13/00855	Expiry Date:	25/10/2013
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.

APP/13/00487

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

3 Proposal

- 3.1 Demolition of existing 4-bedroom single family dwelling house and replacement with 5-bedroom single family dwelling house. (Revised Application).
- 3.2 The previous scheme APP/13/00487 proposed that the new dwelling would be orientated such that the rear elevation would face directly east directly down that application site's rear garden rather than as existing slightly south east across the neighbouring dwelling. The scheme now submitted and the subject of this report has the same outlines as existing house with along with the previously approved rear extension APP/12/00782, with minor changes to the outline of the front elevation.

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)
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS21	(Developer Requirements)
DM13	(Car and Cycle Parking on Residential Development)
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 -

Excessive unprotected glazing to boundary within garage and master bedroom window should not exceed 1m2 opening in wall

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

Development Engineer -

The provision of three car parking spaces and cycle storage facilities

Turning on site to allow a car to emerge in a forward gear.

Officer comment: *It is not considered appropriate to condition a turning area when the parking provision is not proposed to be altered*

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 -

Comments to previous application-

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 and subsequent email of the 30th September are sufficient to demonstrate that the trees to the front of the site will not be impacted and should be conditioned

Coastal Engineering-

The Coastal Partnership has no objection to this proposal which includes the

demolition of the existing property and construction of a new property.

The applicant has submitted a revised flood risk assessment for the site compiled by Betts Associates Consulting Engineers ref: FRA219 revision 2.0 dated July 2013, the content of which is acceptable.

The flood risk assessment proposes a raised floor slab to that of the existing building. This increases the building's resilience to flooding over the previous design and a betterment to the existing situation. We recommend that permission be granted with a condition to include:

The development permitted shall only be carried out in accordance with the approved Flood Risk Assessment FRA219 revision 2.0 dated July 2013 and finished floor levels are set no lower than 4.5m above Ordnance Datum (AOD).

Reason: To reduce the risk of flooding to the proposed development and future occupants.

Natural England -

The advice provided in our previous response applies equally to this revised application although we made no objection to the original proposal. The proposed amendments to the original application relate largely to design, and are unlikely to have significantly different impacts on the natural environment than the original proposal.

Previous comments;

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 -

Retention of existing trees and hedges in the front and back gardens is agreed.

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: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) 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
- (vii) CIL Liability

(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 Every planning application must be considered on its own merits and this current application for rebuilding the dwelling 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 two balconies). In respect of No.10 to the south, it is not considered that this rebuild will be detrimental due to the separation distance of the adjacent dwelling and the only windows in the northern 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 a downstairs utility room. The balcony to the rear changes very little in terms of size from the existing and is the same as that previously permitted under APP/12/00782. In the case of No.14, this dwelling features a rear balcony already and the revised building design now proposed from that existing and previously approved does not materially affect the amenities of this property.
- 7.6 Therefore it is considered that the proposal does meet the requirements of CS16 in that it does not change the nature or increase overlooking to the adjacent neighbouring dwellings (No.10 and No.14). It is also noted that neither neighbour has objected to this revised application.

(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. There is adequate space on this residential site for the appropriate level of cycle storage provision.

(vii) CIL Liability

- 7.9 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 at £100 per square metre on new floorspace (measured as gross internal area).
- 7.10 It is considered that there is a CIL liability for this site. A credit can be given for the existing floorspace of the dwelling within the site and therefore only the additional floorspace is CIL liable. The agent has completed the CIL planning form and confirmed that the net additional gross internal floor space will be 48.8m and as such this will require a CIL payment of £4,880. The applicant has been advised of this sum

and a liability notice must be sent out with any planning consent. An informative to this regard should be included on a grant of consent

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

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00855 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 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.
- 4 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.

- 5 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 30 August 2013 and the further information received by email from Nick Yeates on 30 September 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.
- 6 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).
- 7 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.
- 8 The development permitted shall only be carried out in accordance with the approved Flood Risk Assessment FRA219 revision 2.0 dated July 2013 and finished floor levels are set no lower than 4.5m above Ordnance Datum (AOD).
Reason: To reduce the risk of flooding to the proposed development and future occupants and having due regard to policy CS15 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/101 received 30 August 2013
Proposed Layout Plan drwg.no 528/P/109 received 30 August 2013
Existing Block Plan drwg.no 528/P/102 received 30 August 2013
Proposed Block Plan drwg.no 528/P/110 received 30 August 2013
Existing Ground Floor Plan drwg.no 528/P/104 received 30 August 2013
Existing First Floor Plan drwg.no 528/P/105 received 30 August 2013
Existing Roof Plan drwg.no 528/P/106 received 30 August 2013
Existing Elevations E/W drwg.no 528/P/107 30 August 2013
Existing Elevations N/S drwg.no 528/P/108 received 30 August 2013

Proposed Ground Floor Plan drwg.no 528/P/111 received 30 August 2013
Proposed First Floor Plan drwg.no 528/P/112 received 30 August 2013
Proposed Roof Plan drwg.no 528/P/113 received 30 August 2013
Proposed Elevations E/W drwg.no 528/P/114 received 30 August 2013
Proposed Elevations N/S drwg.no 528/P/115 received 30 August 2013
Site Survey drwg.no 528/P/103 received 30 August 2013
Design & Access Statement received 30 August 2013
Flood Risk Assessment produced by Betts Associates received 30 August 2013
Arboricultural Impact Assessment and Method Statement received 30 August 2013 and further information email received from application agent received 30 September 2013
Ecological Walkover Assessment prepared by Paul Whitby of Azur Ecology received 30 August 2013

Reason: - To ensure provision of a satisfactory development.