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Our Ref: GEN/15/00763
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05 August 2015

Dear Sir

Site Location: 67 Southwood Road, Hayling Island, PO11 9PT
Re: Proposed two storey building / Proposed single storey building.

I am writing to you further to your enquiry received on the 24 July 2015 regarding the above address, and our site meeting on the 5 August.

Thank you for meeting me on site today it was very helpful to see the site and discuss the proposal with you.

Southwood Road is a residential road within the urban area in the south east of Hayling Island. The area is characterised by detached dwellings.

No. 67 Southwood Road is a small bungalow located to the rear of no. 67A. The main section of the dwelling has a hipped roof. There is an existing, single storey, 'wrap around' extension. The north of the plot backs onto the harbour. (ESTUARY)

PARA.
A.

Planning permission has been granted for a single storey side extension and rear conservatory under application APP/12/00862. The approved plans indicated that the existing one bed dwelling would be extended forming a larger one bed dwelling. At the time of that application there appears to be no first floor habitable accommodation.

PARA
B

With regard to the principle of the development as the site lies within Flood Zone 3 and the replacement dwelling now being proposed appears to increase the number of bedrooms, as advised at our meeting, you will need to consult with the Environment Agency (EA). Section 10 of the National Planning Policy Framework (NPPF) guides all new development towards areas that are not affected by flooding, ie. towards areas in flood zone 1 wherever possible. Policy CS15 of the Havant Borough Core Strategy supports the objectives mentioned in the NPPF and would require a sequential test to be passed before consideration could be given in favour of new residential development in either Flood Zone 2 or 3. As part of this site lies within Flood Zone 2 and 3, it would be extremely difficult for officers to support a planning application of this type. For further information and advice on this issue you are encouraged to contact the Environment Agency (who operate a pre-application advice service) at <http://www.environment-agency.gov.uk/research/planning/33580.aspx> Should the EA raise objection then planning officer support for a planning application that increases the number of bedrooms on the site would be unlikely.

You should also note that the development would be subject to the Community Infrastructure Levy. This Levy is currently set at £100.00 per square metre in the Hayling Island area. Further details about CIL can be found here,

In respect to the details of the proposed replacement dwelling, in general terms, when considering any proposal, regard is given to the character of the area in terms of plot sizes and types of dwelling, also to the relationship with neighbouring properties, car parking/access provisions, impact on existing trees/vegetation and the overall design .

The existing building is small in size and height, limiting its visual impact. The proposal would increase the height and bulk of development significantly increasing its visual impact and owing to the proximity to the waters edge and the exposed location the proposed development would be prominent when viewed from the water. However, as discussed on site the proposal has now been amended to a single storey dwelling with no first floor accommodation.

In terms of the footprint of the bungalow I would recommend that Bedroom 1 should be omitted to remove the rear projection, and that the roof be fully hipped to reduce its bulk. Additional , and not discussed on site, owing to the need to provide a raised floor level in this area, the roof pitch should be reduced to no more than 30 degrees to reduce the overall bulk of development.

In order to compensate for the pushing back of bedroom 1 we discussed bringing the utility forward. This would impact the turning area and I have therefore referred the matter back to the Development Engineer. He is currently on holiday but I hope to clarify this matter when I return from leave the week beginning the 23 August.

Regarding the layout of the parking having further considered this I recommend that the 2 spaces be provided in tandem to allow room for a landscape buffer with the dwelling at the front.

In terms of the utility room if this can accommodate a single bed then it may be treated as a bedroom for the purposes of parking requirements and hence there would be the need to provide an extra parking spaces, which could not be satisfactorily accommodated on site.

Conclusion

PARA C { You should contact the Environment Agency direct as the proposal appears to be contrary to their standing advice on development in flood zones 2 and 3).

Please note that the above comments are the opinion of an individual Planning Officer and are in no way binding upon the Council when determining an application for planning permission and nor will they prejudice the outcome of any application submitted.

This advice also only relates to planning matters, and does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.

Yours faithfully


Mrs D Haywood
Principal Planner
Our Ref: GEN/15/00763