

HAVANT BOROUGH COUNCIL

At a meeting of the Development Management Committee held on 28 April 2016

Present

Buckley (Chairman), Hart, Heard, Keast, Satchwell, Howard and Patrick

103 Apologies for Absence

There were no apologies for absence.

104 Minutes

The Minutes of the Meeting of the Development Management Committee held on 17 March 2016 were agreed as a correct record and signed by the Chairman.

105 Matters Arising

There were no matters arising.

106 Site Viewing Working Party Minutes

The Minutes of the meeting of the Site Viewing Working Party held on 21 April 2016 were received.

107 Declarations of Interest

There were no declarations of interest.

108 Chairman's Report

The Chairman advised that this would be the last meeting of the Development Management Committee of the municipal year 2015/16. The Chairman thanked the members of the committee and the officers for their continued hard work and support at meetings.

109 Matters to be Considered for Site Viewing and Deferment

There were no matters to be considered for site viewing and deferment.

110 Deputations

- (1) Mr Ray Stewart (objector) – Application APP/15/01355 – Tamarisk, Ferry Road, Hayling Island, PO11 0DG
- (2) Councillor A Lenaghan (Ward Councillor) – Application APP/15/01355 – Tamarisk, Ferry Road, Hayling Island, PO11 0DG

111 APP/15/01355 - Tamarisk, Ferry Road, Hayling Island, PO11 0DG

Development Management Committee (28.4.16)

(The Site was viewed by the Site Viewing Working Party)

Proposal: Demolition of existing dwelling and construction of new dwelling with associated landscaping and improvements to sea-defences.

The Committee considered the written reports and recommendations of the Head of Planning Services to grant permission.

The Committee was addressed by the following deputees:

(1) Mr Ray Stewart who objected to the proposal for the following reasons:

- a. Although Mr Stewart did not object to the principle of development, the proposed height and bulk of the proposal would reduce all light to the ground floor of the adjacent dwelling.
- b. Pre-application advice provided to the applicant had not been adhered to
- c. The design of the proposal would set the main living area on the first floor and therefore have a significant detrimental impact on the privacy of the adjacent dwelling by means of overlooking.
- d. Prior to planning permission being given for its redevelopment, the Deck House site had also been refused permission due to the impact a previous design proposal would have had on the visual amenities of properties to the west. This had set a precedent for refusal.
- e. The proposal would breach the 45 degree angle guidelines as set out in the Havant Borough Council design guidelines
- f. The proposal outlined no increase in population. The existing dwelling on the site housed 1 individual. The proposal would provide 4-5 bedrooms and increase population of the dwelling.
- g. The proposal was of significant bulk, height and impact to the street scene.

(2) Councillor A Lenaghan objected to the application for the following reasons:

- h. The principle of development was not in dispute, however the Council had a duty of care to take into consideration the impact on neighbouring properties.
- i. The proposal would eliminate all natural light into the Deck House.
- j. The proposal would have significant detrimental impact on the residential amenities of the Deck House.
- k. The applicant and the agent had not involved the owners of neighbouring properties in the design process of the proposal.

- l. The proposal was unsympathetic to the street scene.

- m. The design, height and substantial bulk of the proposal breached the GIA guidelines that new or redevelopments should be generally in line with existing developments.

- n. The design of the proposal would detrimentally impact the living conditions of neighbouring properties, inducing loss of light, privacy and noise siting reason for refusal R133.

The Committee discussed the application together with the views raised by the deputees. Members raised concerns over the size and bulk of the proposal and the significant detrimental impact it would have on the living conditions of the neighbouring dwelling. Specific attention was drawn to the impact the proposal would have on the amenity, light and privacy of the Deck House due to the bulk of the design and overlooking.

Although some members expressed a view that the impact on the light and privacy to the neighbouring property was not significant enough for refusal, the majority of the committee considered that based on the:

- (a) Detrimental impact on amenities to The Deck House, specifically light to the front of the ground floor; and

- (b) The bulk of the dwelling in relation to The Deck House; and

- (c) The design of the proposal detrimentally impacting the privacy of The Deck House and the proposal was not acceptable.

It was therefore

RESOLVED that APP/15/01355 be refused permission on the grounds that:

- (a) The proposed development would result in excessive building bulk adjacent to an existing property, detrimental to the visual outlook and amenities of the occupiers of this property by reason of overbearing impact, loss of light to ground floor accommodation and loss of privacy to private amenity space. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

The meeting commenced at 5.00 pm and concluded at 6.20 pm