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Havant Borough Council
Public Service Plaza,
Havant,
Hampshire
PO9 2AX

25th June 2024

Via Email Only: planning.development@havant.gov.uk

Dear Sir / Madam

**Creation of a new self-build dwelling with associated landscaping and works –
Land adjacent 1 Ingledene Close, Havant PO9 1DG**

This application seeks to erect a new one and half storey, one-bedroom dwelling within a garden area adjacent no.1 Ingledene Close, Havant PO9 1DG. The new proposed dwelling is a self-build property for the applicant Mrs Walsh, who is seeking to downsize into the new property.

The Site

Ingledene Close is a private cul-de-sac which spurs off New Road in Havant. The cul-de-sac has a wide bell entry from the busy main road (B2149) and the two roads form two of the boundaries of the proposed development site.

This corner plot was retained for future development when Bedhampton Self-build group secured a parcel of land extending from Bedhampton Road/New Road to the access to Ingledene Close.

The self-build development constructed in the early 1970's comprises of three pairs of semi-detached two-storey residential properties with garaging at the rear accessed from Ingledene Close. Ingledene Close is an arcing cul-de-sac with chalet bungalows either side of the road, the majority constructed in the late 1930's before the outbreak of WWII.

The parcel of undeveloped land, between the proposed site and the existing self-build housing, is designated as private car parking for the residents of the latter.

Adjacent to this, and fronting New Road and Ingledene Close, is the proposed development site but this had fallen into disuse in recent years.

The existing site consists of hardstanding and a grassed garden area, that was once used by the owner to grow vegetables, just an area to sit and enjoy or park their caravan. The plot has a brick wall or a timber fence that lies around most of its boundary, apart from its western aspect which is more open.

There was a tree on the corner junction of the road and the plot historically. This was protected by a Tree Preservation Order. Many years ago, one of the tree limbs fell into New Road and it became very dangerous. The Council were notified and it was subsequently felled. The tree stump is still evident and it is clear that it has been this way in google street view photographs since June 2016. This application seeks to remove the stump entirely and replace it with a tree that is more appropriate for this location.

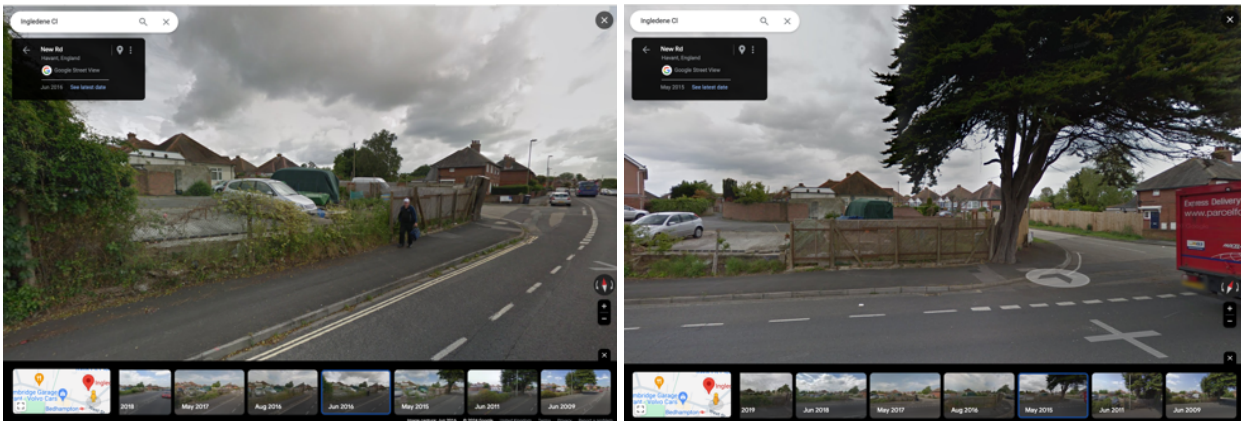


Figure 01 – Google street view June 2016 and May 2015

The surrounding area is residential in character with properties of mixed development styles and building lines. The properties found along New Road to the east are set forward with front gardens ranging from 3.4m – 1m in depth. Bedhampton Road to the west has properties that are set right on the frontage, with others that are used as parking courts or have front gardens of a similar size. In fact, the nearest houses in the west have gardens that back onto Bedhampton Road. Each of these have very high brick rear boundary walls with vegetation above due to the change in levels. Please see the site context photographs on the following pages for further details.



Figure 02 - Location of the Site



Figure 03 – Site photographs and wider context



Figure 04 – Photographs of wider context

Policy Constraints

The site lies within the Bedhampton 'urban area' settlement policy boundary where the principle of development is acceptable in planning terms, subject to the usual design criteria.

The site is in a highly sustainable location, with a bus stop located opposite the site and Bedhampton Train Station located on the other side of the main road junction in West Street. The site also near to a range of amenities and services found on the main road.

The site is not within an area known to be at risk from flooding. The site is also not located within an ecological designation nor does it include any habitats of value. The site does lie within 5.6km buffer zone of the Chichester and Langstone Harbour SPA and the Solent Nutrient Neutrality Area. The net gain of a dwelling could lead to increased recreational pressure on the Solent SPA sites. Therefore a financial contribution based on the number of bedrooms proposed will be made towards the Solent Recreational Mitigation Partnership that helps to manage this pressure. In terms of nutrient neutrality, an occupancy calculation and nutrient budget has been provided and payment for an offsite scheme will be made prior to occupation.

Planning History

Mrs Walsh has recently become widowed and would now like to use this garden area as a location for a new small retirement home. This is because this corner left over plot of land has become increasingly unattractive in recent years and has become harder to manage given its isolated location away from the main house.

It was left over from when the other houses were built in the road and owners have used it informally as a parking area for their caravan or as an extension of their garden. Rather interestingly, the houses in the road were all self-build plots originally built in the 1970s and this seeks to continue this tradition.

Whilst forming part of the application redlines for the applications detailed below, there does not appear to be any planning history relating to the use of the site. The site was created/left over as part of highway realignment/widening works on what is now New

Road/Bedhampton Road around the same time as the self-build housing development was built to the west.

18441/4 – Outline permission for three pairs of semi-detached houses and garages.

18441/5 – Construction of 3 pairs of semi-detached houses and 6 garages

18441/6 – Modification to dwellings on Plots 1 – 4.

18441/7 – Revised siting of garages.

In light of the above, there is no previous planning history as such for this parcel of land but the applicant did enter into pre-application discussions with the council prior to the submission in 2022.

Pre-application Enquiry

The pre-application found that:

'In its current form and with the loss of the larger tree, the site does not make a positive contribution to the streetscene and does not appear to be particularly well used. Therefore, the LPA does acknowledge the benefits of finding a new practical use and accepts that the principle of residential development at the site would not be contrary to policy and would be in keeping with the prevailing character of the surrounding area.

However, whilst the dwelling would be of a reasonable scale and served by a wraparound garden that may be appropriate in certain contexts, the LPA is concerned that the overall scale and siting of the proposed development would appear overly dominant and cramped within the site failing to contribute positively to the streetscene or provide a good standard of living environment for future occupiers as required by Policy CS16.

Therefore, the opinion of the planning officer was that the harm that would occur to the streetscene and from the compromised living conditions of future residents outweigh the benefit of the modest provision of an additional dwelling to help meet the Council's housing needs, such that the 'tilted balance' of paragraph 11 d) of the NPPF would not prevail. Overall, as currently shown on the submitted drawings, the proposal would not be supported.'

The pre-application drawings are illustrated below.



Figure 05 Pre-application Streetscene – New Road

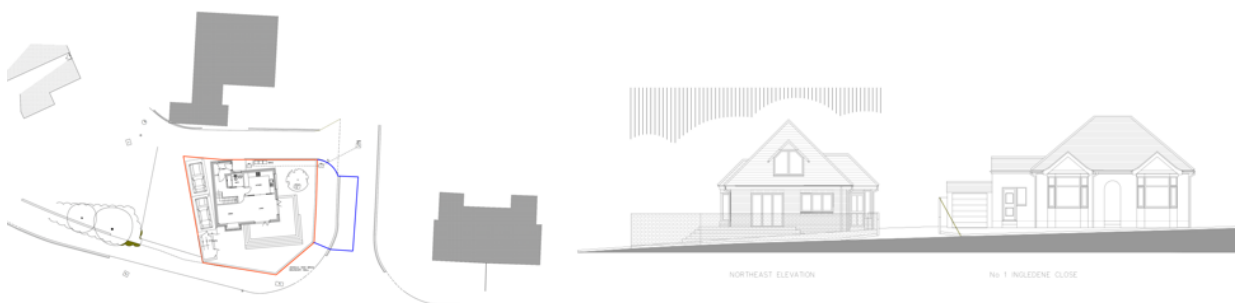


Figure 06 Pre-application Site Plan and Ingledene Close streetscene

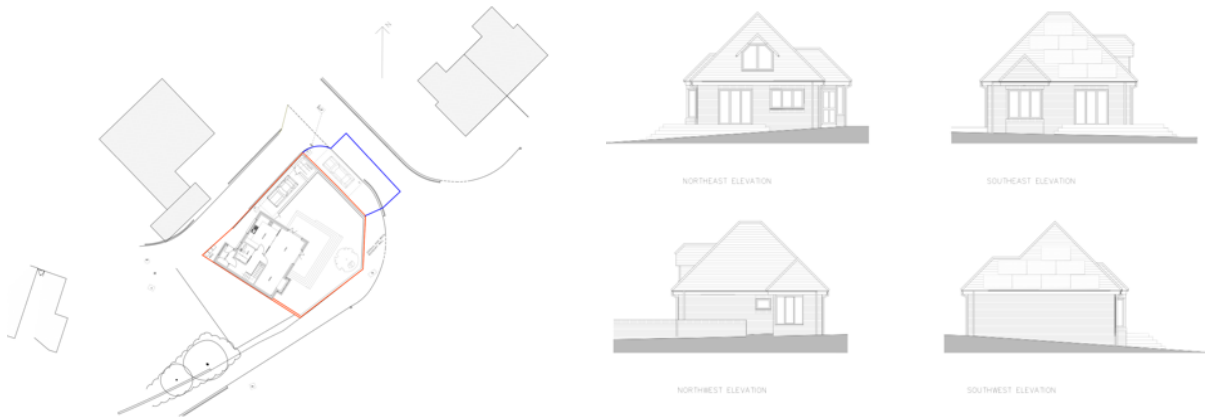


Figure 07 Pre-application Site Plan and Elevations

The planning application submission therefore seeks to address the above comments.

The proposal

The proposal seeks to locate a new self-build dwelling within this disused garden area. The plot is intended to be a new small retirement home for the applicant, who is wishing to downsize.

The proposal includes a one and half storey chalet bungalow, with a bedroom located in the roof space. The design of the dwelling has been kept purposely low in height so it is in keeping with properties to the north, with steep hipped roof and small dormer window within the roofspace to reduce the bulk and massing.

The proposed new dwelling will utilise the existing access arrangements from New Road and Ingledene Close. The private access road would be shared with the existing property no.1 Ingledene Close and those located further to the west that have their gardens backing onto the Bedhampton Road.

A car parking space will be provided at the rear of the proposed new dwelling for 1 vehicle, with a discrete brick-built lean-to structure attached to the dwelling for cycles or a mobility scooter if the Applicant wishes to have one if they become frail in later years. The cycle store has now been located behind the building line to make this more discrete. This also enables more soft landscaping to be established around the dwelling and on the frontage.

Given its sustainable location, and the fact that only one-bedroom is provided, the provision of one car parking space is considered sufficient. The applicant also owns the grass verge on the road so this could be used informally but there is plenty of on-street parking if needed for visitors. The Applicant no longer owns a car in any case.

Since pre-application discussions were held, the position of the dwelling has been altered. This is to give more room for the car parking space and the porch entrance. The decking area has also been removed to enable a larger wrap around garden.

The set-back distance of the proposed new dwelling on the corner follows the same principles of the surrounding properties, albeit there are a number that are set right on the frontage. The scale of dwellings along New Road and Bedhampton Road are typically two storeys in height or higher.

To improve the current outlook, the boundary treatments are proposed to be changed so this appears softer, with the existing tree trunk removed and a replacement tree sought that is more suitable for this location. It would be placed in a similar position (albeit set-back slightly).

The dwelling will include the solar panels on its roof which are discretely located on the rear elevation (facing west).

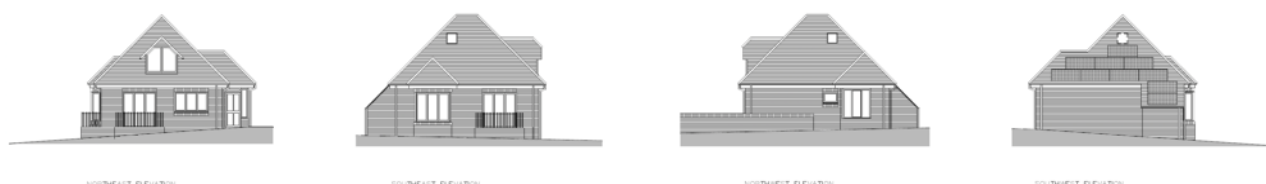


Figure 08 Proposed elevations

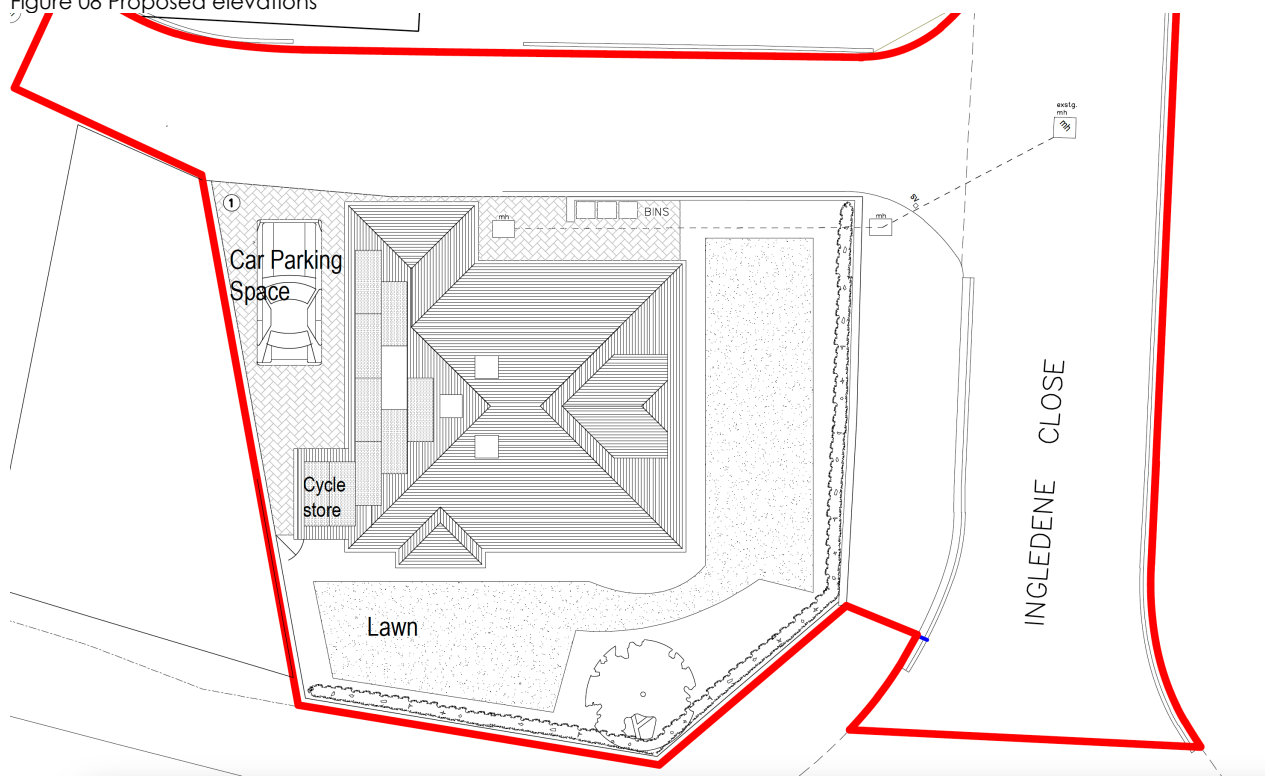


Figure 09 Proposed Site Plan

Planning Assessment

The principle of development

The application site is located within the defined urban area, therefore development is considered acceptable in principle, subject to consideration of detailed development management criteria, as set out below.

It must also be noted that the Council's Five-Year Housing Land Supply Update at March 2023, indicates the Borough's housing land supply position as 1.81 years with a 20% buffer applied. As such this supply now falls significantly below the Government's five-year supply threshold.

This acute housing shortfall engages Paragraph 11d) of the NPPF with its presumption in favour of granting permission unless there are any significant adverse impacts that would outweigh the benefits.

The proposal for one new dwelling within the identified urban area of Havant & Bedhampton would make a modest contribution to housing supply and this benefit of the proposal should be afforded great weight in the overall planning balance.

Design and Character

It is quite clear that this area of land facing New Road and Bedhampton Road is unattractive. The Council have acknowledged that finding a new practical use for this plot would be advantageous. Furthermore a dwelling or built-form on this corner would reflect the prevailing urban character of the surrounding area.

To the south, east and west there are two storey dwellings or an office complex and the plot is viewed from the south along New Road or Bedhampton in this context. To the north is a single storey dwelling or other chalet style bungalows with rooms in the roof. The proposal therefore respects this character and seeks to erect a one and half storey dwelling, with a steep roof pitch to keep the bulk and massing down. This is also important as the site is slightly elevated to the west where the dwelling is proposed when compared to the levels of New Road to the south. That said, the properties that back onto Bedhampton Road to the west are two full storeys in height with tall brick boundary walls along this road frontage, softened with vegetation that grows above. The proposals reflect a betterment to this neighbouring design approach.

A carefully drawn revised site plan has been prepared to demonstrate finished levels, sections through the site and accurate streetscene drawings to provide greater clarity and demonstrates how the dwelling would relate to properties either side. It is clear that the proposals take advantage of the lower part of the site and the highest part of the ridge is lower than the bungalow to the north given this is set in a slightly more elevated position.

The front door is accessed from a side porch facing Ingledene Close. This gives a nice visual relationship with the road and increases the legibility of the plot. The design and general appearance of the dwelling is therefore seen as in keeping from both New Road and Ingledene Close. There is a small permeable hardstanding area opposite the porch to access the dwelling and includes a small discrete bin storage area behind the boundary wall.

The proposals are considered to reflect the neighbouring pattern of development which seeks to make an efficient use of all available space. The proposed landscaping within the wrap around garden will also improve the amenity of this corner junction too.



Figure 07 New Road Streetscene



Figure 07 Ingledene Close Streetscene

It is the intention to keep the brick base of the boundary wall low with timber slats in between the various pillars to provide visual interest along the road frontage. A hedgerow or climbing wall plants will be planted around the inside of the boundary which would be allowed to establish so it is taller in height. A suitable tree would be planted following the removal of the tree stump in this corner to again improve the streetscene. The proposed boundary treatments and landscaping can be controlled by a suitable planning condition. This area is already used by the Applicant as a garden space, but will be much easier to manage now it forms part and parcel of the dwelling.

Protection of nearby Residential Amenity

The proposed dwelling would be sited to the south-east of its only immediate neighbour, No.1 Ingledene Close. This property incorporates south-east facing windows across the application site, with its main entrance positioned adjacent to the access road. Whilst the proposed dwelling would certainly be perceptible to the occupiers of No.1, having regard to the separation provided by the access road, a driveway and a garage, and the one and half-storey nature of the proposed dwelling, it is not considered that the proposal would impact this property in terms of loss of light, outlook or increased sense of enclosure.

Other design features and planning matters

The design of the property is in keeping with those found locally and would provide a Gross Internal Floor area (GIA) of 70 sqm which accords with Nationally Described Space Standards (NDSS). The layout includes a bathroom downstairs, kitchen, dining room space and living room. Upstairs includes a single bedroom with space for hobbies or storage.

The new dwelling would be designed to be energy efficient and we will look to include a solar panels on the roof. The proposed new dwelling will also include an EV car charging point.

The new dwelling will be Community Infrastructure Levy (CIL) liable and would need to provide Nutrient mitigation from an off-setting scheme. The proposals will also provide a financial contribution towards recreational disturbance based on the likely occupancy levels of the one-bedroom property.

As the proposal is for a self-build dwelling, the development is exempt from Biodiversity Net Gain requirements. The proposals however still seek to enhance the site boundaries with shrubs and hedgerows behind the boundary wall which will bring wildlife benefits. A new

more suitable tree will be planted on the corner improving amenity. This parcel of land is quite untidy at present and the new development will enhance this corner.

Conclusion

It is considered that the new dwelling has been carefully designed to ensure it is appropriate for its location and would not have a detrimental impact on any nearby properties. The high-quality design has also considered how best to enhance the appearance the existing frontage with new planting and boundary treatment. The additional soft landscaping and planting within the site will also bring wildlife benefits given there is already an expanse of hardstanding.

In light of the Council's inability to demonstrate a 5-year land supply, this new dwelling would also make an important contribution to this current housing short-fall. It is also beneficial that it is a one-bedroom dwelling with a garden space as opposed to a flatted type of development. In light of the above benefits the proposal will bring it is hoped that the Council will be supportive of the proposals.

Please do not hesitate to contact me if you require any further information.

Yours sincerely



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