
Site Address: Land Adj to 42 Lombardy Rise, Waterlooville, PO7 8EB
Proposal: Erection of a 2 bedroom house on land to the north of 42 Lombardy Rise, Waterlooville, PO7 8EB; including access and landscaping.
Application No: APP/18/00931 Expiry Date: 23/11/2018
Applicant: Mr Thomas
 Boulevard Property Holdings
 Ltd
Agent: Mr Purdy Case Officer: Bee Crawford
 MH Architects Limited
Ward: Stakes

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises the side garden and land which forms part of a modern two storey end of terrace property which has a brown tiled pitched roof and elevations of red multibrick. The site declines to the north and has pedestrian access only. The front of the site is open with an area of grass and a 1.5 metre fence to the northern boundary with the garden beyond. The rear/side garden has an area of grass, raised decking and a shed and drops away to the north. It is enclosed to all boundaries with fencing ranging in height from 1.5 metres to 2 metres.
- 1.2 The adjoining two storey terraced property is to the south, the side aspect of two storey terraced properties in Mole Hill beyond Frendstaple Road are to the north and blocks of 4 back to back properties are to the east and west. The area is of medium density with two storey terraced properties and blocks of back to back properties of a similar age, different style and design situated on a modern estate.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the erection of a 2 bedroom end of terraced property adjoining 42 Lombardy Rise, including access and landscaping.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
CS17 (Concentration and Distribution of Development within the Urban Areas)
CS19 (Effective Provision of Infrastructure)

CS9 (Housing)
DM13 (Car and Cycle Parking on Residential Development)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

Following the submission of a method statement and tree protection plan, I can confirm that I have no objection to the proposals providing the work is carried out in accordance with the Method Statement and Tree Protection plan dated November 2018.

Building Control, Havant Borough Council

No adverse comments

Community Infrastructure

Crime Prevention -Minor Apps

No response received.

Developer Services, Southern Water

Southern Water requires a formal application for a connection to the foul and surface water sewer to be made by the applicant or developer.

We request that should this application receive planning approval, the following informative is attached to the consent:

A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructure-charges>.

It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order

- a Adequate soakaway or infiltration system
- b Water course
- c Where neither of the above is practicable sewer

Southern Water supports this stance and seeks through appropriate Planning Conditions to ensure that appropriate means of surface water disposal are proposed for each development. It is important that discharge to sewer occurs only where this is necessary and where adequate capacity exists to serve the development. When it is proposed to connect to a public sewer the prior approval of Southern Water is

required.

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

Due to changes in legislation that came in to force on 1 st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

The proposed development would lie within a Source Protection Zone around one of Southern Water's public water supply sources as defined under the Environment Agency's Groundwater Protection Policy. Southern Water will rely on your consultations with the Environment Agency to ensure the protection of the public water supply source.

Highways Engineer, Development Engineer

This application does not have a new vehicular access to the highway, and should therefore be determined by the Planning Authority using standard Highway Guidance.

Natural England Government Team

No objection

Natural England notes that your authority, as competent authority under the provisions of the Habitats Regulations, has undertaken an Appropriate Assessment of the proposal, in accordance with Regulation 63 of the Regulations. Natural England is a statutory consultee on the Appropriate Assessment stage of the Habitats Regulations Assessment process.

Your appropriate assessment concludes that your authority is able to ascertain that the proposal will not result in adverse effects on the integrity of any of the sites in question. Having considered the assessment, and the measures proposed to mitigate for all identified adverse effects that could potentially occur as a result of the proposal, Natural England advises that we concur with the assessment conclusions, providing that all mitigation measures are appropriately secured in any permission given.

Please note in future cases where the necessary avoidance and mitigation measures are limited to collecting a funding contribution that is in line with an agreed strategic approach for the mitigation of impacts on European Sites then, provided no other adverse impacts are identified by your authority's appropriate assessment, your authority may be assured that Natural England agrees that the Appropriate Assessment can conclude that there will be no adverse effect on the integrity of the European Sites. In such cases Natural England will not require a Regulation 63 appropriate assessment consultation.

Protected Species

Natural England has produced standing advice to help planning authorities understand the impact of particular developments on protected species. We advise you to refer to this advice. Natural England will only provide bespoke advice on protected species where they form part of a SSSI or in exceptional circumstances.

Public Spaces

No response received.

Traffic Management Team

Objection - This development has no associated parking provision despite a requirement for 2 spaces and 1 secure cycle storage space to be provided.

Officer Comment - Please see section 7 iv below.

Waste Services Manager

No issues over waste collection.

Environment Agency

We will not provide any response to applications that fall outside of the External Consultation Checklist and this application falls outside of it. Therefore we have no comments to make.

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
I refer to the above application for development adjacent to 42 Lombardy Rise, Waterlooville. It would seem that there is only pedestrian access to the site, the only road being some distance away and protected with barriers. My concern is, how does machinery, building materials, cement, scaffolding etc get to the site? Disruption, damage to gardens fences, paths and fences seems inevitable and this I find unacceptable. Parking for vans, delivery vehicles etc would also be a problem. I hope that there is a reasonable solution to these problems.	Comments noted. This is not a planning issue. Any access required with the agreement of neighbours is a civil matter.

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) Impact on the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Highways and parking
- (v) Developer contributions

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable provided that the development is in accordance with the Development Plan and all other material planning considerations. The proposed new dwelling is in a sustainable location and contributes to the requirements of the Council's objectively assessed need for housing in the area as set out in the Local Plan Housing Statement December 2016.

(ii) Impact on the character and appearance of the area

7.3 The immediate locality is residential in character comprising similar style modern dwellings contained within short terraced rows and blocks of back to back properties. The properties on the northern side of Lombardy Rise have pedestrian access only. The proposal would be a continuation of the existing terrace in terms of height, although it is approximately 0.8 metres wider than no. 42 and of a different design. Notwithstanding this, it is considered the proposal complies with the advice laid out in Local Plan Policy CS16 (High Quality Design). The proposed dwelling would have a rear garden depth comparable with other dwellings in the locality and acceptable for that of a two bedroom dwelling. Overall the dwelling would sit comfortably within the character of the immediate area and would not set a precedent that would lead to further development, out of keeping with the established pattern of development within the street scene.

(iii) Impact upon residential amenity

7.4 The proposed new dwelling is attached to the northern side of the host property, continuing the terrace with front and rear pedestrian access only. The terrace is side on to Lombardy Rise and the flank wall of the new property will face on to Friendstaple Road, although this is 13 metres away beyond screening and a grassed embankment. Whilst there is a small first floor window in the northern elevation of the property, it is to serve a bathroom, and the nearest property to the north is approximately 35 metres away. It is therefore deemed the new property is far enough away for any impact to be negligible.

7.5 The front (west) elevation of the property would be opposite the garden of 36 Lombardy Rise, 5 metres from the western boundary. The windows are of a modest size and it is judged the property to the west would not be adversely affected by the proposal.

7.6 It is considered that the new dwelling would have minimal impact on the attached property at no. 42 or the properties to the east as it would follow the same building line, maintaining the existing distance between the properties to the rear and opposite.

(iv) Highways and parking

7.7 There are two bedrooms proposed in the property, subsequently there will be a

requirement for two on site parking spaces as recommended in the HBC Parking SPD (July 2016). Although provision for the storage of cycles has been specified, there is no vehicular access to the property and consequently no on site parking has been provided. As a result, an objection was raised by the Traffic Management Team.

- 7.8 However, a detailed parking survey technical note was submitted with the application which concluded an average of 7 unrestricted parking spaces were identified as available over the study area, demonstrating capacity within a 200 metre walk of the application site. It is therefore deemed that this evidence is appropriate in justifying the absence of on site parking. If the application were to be refused, it would be difficult to uphold the lack of on site parking as a stand alone reason for refusal, should the applicant subsequently lodge an appeal.

(v) Developer contributions

- 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 20 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 £80 per square metre (plus indexing) on new floorspace (measured as gross internal area) in Waterlooville.
- 7.10 The proposal would result in new residential development which is Community Infrastructure Levy (CIL) liable and the appropriate forms have been submitted. The gross new internal floor space for the dwelling has been calculated by the agent as 71.07 sqm which generates a total CIL liability of £3832.70. It is noted that self build exemption has not been claimed in relation to the development.
- 7.11 The proposal is also liable for a contribution towards the SDMP (Solent Disturbance Mitigation Project) of £531.35 including an administration and monitoring fee which has been paid. The proposal therefore accords with Policies CS11, CS21 (Developer Contributions) and DM24.

8 Conclusion

- 8.1 The provision of a dwelling on the site is considered acceptable in principle and makes a positive contribution to the requirements of the Council's objectively assessed need for housing in the area as set out in the Local Plan Housing Statement December 2016, meeting Core Strategy Policy CS9.
- 8.2 Whilst an objection was raised by the Traffic Management Team regarding the absence of on site parking, it is considered the submitted parking survey has demonstrated the capacity for off site parking. The application is therefore recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00931 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 No development hereby permitted shall commence until elevation plans and a specification of the materials to be used for the shed and cycle store has been submitted to and approved in writing by the Local Planning Authority. Only the materials so approved shall be used, in accordance with any terms of such approval.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 No development shall take place until finished floor levels for the proposed building(s) relative to agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.
Reason: In the interests of the amenities of the area having due regard to policy CS16 of the Havant Borough Local Plan 2011 and the National Planning Policy Framework 2018.
- 5 No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.
Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 6 No development hereby permitted shall be commenced until a detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works.

The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11.1, CS11.2, CS11.4, CS12, CS16, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.

- 7 No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use until the implementation of all such hardsurfacing has been completed in full accordance with that specification.

Reason: In the interests of the amenities of the locality and having due regard to policies CS11.1, CS11.4, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.

- 8 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order, no extension or outbuilding permitted by Classes A, B, C, D or E of Part 1 of Schedule 2 to the 2015 Order (as amended) shall be constructed within the curtilage of the site without the prior approval of the Local Planning Authority.

Reason: In the interests of the amenities of the immediate locality and having due regard to policies CS16 of the Havant Borough Local Plan (Core Strategy) 2011 which forms part of the Local Development Framework.

- 9 The development must be undertaken in accordance with the Arboricultural Method Statement and Tree Protection Plan dated 1 November 2018 and supplied by David Archer Associates, Arboricultural Consultancy.

Reason: Policy DM8 to protect the conservation and enhancement of existing natural features.

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

Drg no. A 001 Rev P3 Site location plan
Drg no. A 002 Rev P3 Existing site layout and existing elevations plan
Drg no. A 003 Rev P3 Proposed site layout plan
Drg no. A 004 Rev P2 Proposed floor, elevations, roof and section plan
Parking survey technical note dated May 2018
Design and access statement

Reason: - To ensure provision of a satisfactory development.