
Site Address:	45 Langstone Road, Havant, PO9 1RB		
Proposal:	Erection of 1No.detached 3 bed dwelling.		
Application No:	APP/18/00365	Expiry Date:	08/06/2018
Applicant:	Mr Salter		
Agent:	Mr Macaire	Case Officer:	Daphney Haywood
	Macaire Associates		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

45 Langstone Road, Havant comprises a detached 2 storey dwelling set within a generous plot. Vehicular and pedestrian access are taken off Langstone Ave. The proposed plot lies to the West of No 45 being a part of the residential curtilage of the existing garden, it is generally level. The Overall plot size of No 45 is 0.16 Ha and the new plot would encompass approximately 0.062 Ha, leaving the host dwelling with 0.098 Ha. The garden is bounded by trees to the west and south, with brick garden walling & hedging along these boundaries. Additionally a number of highway trees lie to the west.

The immediate area is residential in character comprising detached dwellings of individual traditional design and materials.

2 Planning History

03/54043/003 - Pitched roof double garage to replace existing., PERM,04/07/2003
08/54043/004 - Two storey extension to west elevation; single storey extension to east elevation; 2No. windows in roof to south elevation., REF,01/07/2008

3 Proposal

Erection of 1No.detached 3 bed dwelling and double garage. The proposal includes a new vehicular access to the new plot off Langstone Avenue. The plans have been amended to reduce the height of both the house and garage. The application is supported by an Arboricultural Impact Assessment.

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

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS9	(Housing)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

DM24 (Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

Thank you for consulting me on this application. I have no objection to the proposal subject to works being undertaken strictly in accordance with the submitted tree detailing comprising of the Tree Survey, Arboricultural Implications Assessment and Arboricultural Method Statement with accompanying drawings dated August 2017 and referenced TC-TS-LRH.

Building Control

Bin storage to be provided

Community Infrastructure

This will be subject to Community Infrastructure Levy and Solent Recreation Mitigation Strategy Contribution.

Crime Prevention -Minor Apps

No comments received

Highways Engineer, Development Engineer

This application should be determined by the Planning Authority using the Highway Authority's standard guidance.

Public Spaces

No comments received

Waste Services Manager

Natural England

No objection subject to the appropriate mitigation being secured.

Appropriate Assessment

Thank you very much for consulting Natural England on the Appropriate Assessment for HRA and AA - APP/18/00447. 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 the Solent Recreation Mitigation Partnership Definitive Strategy (SRMP) 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 Landscapes – Chichester Harbour AONB

The proposed development is for a site within or close to a nationally designated landscape namely Chichester Harbour AONB. Natural England advises that the planning authority uses national and local policies, together with local landscape expertise and information to determine the proposal.

Officer Note - it is considered that the application site is far enough from the boundary of the Chichester Harbour AONB so as not have a material impact.

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: 6

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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Access and Parking
- (v) Ecological considerations
- (vi) Other matters

- (i) Principle of development

The application site is situated within an urban area where further development is

considered acceptable subject to the usual development control criteria.

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

The area generally, including No 45, consists of detached bespoke dwellings, and this is the format for the new house and as such the design for the 2 storey dwelling, of a traditional design reflecting that of the existing dwelling at No. 45, is supported. The new dwelling, which together with the garage has been reduced in height since the original submission, would be constructed from high quality materials, specifically the roof will be Rosemary mixed brindle plain tiles, the exterior walling to the ground floor and East and North elevations will be a red/brown multi stock brick (Ibstock Bexhill Red or similar), the first floor on the West & South elevations will be tile hung in Rosemary tiles as the roof. Windows and doors generally will be Black powder coated aluminium, cottage style, sills will be Rosemary tile 'creasing tiles'. Fascias & soffits will be black stained timber, with black rainwater goods.

There are a number of trees within the site and on the adjacent highway land. These are not the subject of any Tree Preservation Order but do contribute to the setting of the site and the verdant character of this part of Langstone Road. Whilst the garage and drive would be sited in proximity to these trees an Arboricultural Impact Assessment has been provided, and subject to a condition requiring compliance with the methodology set out in this document the Arboricultural Officer has raised no objection. There are no significant landscaping changes to the property, and in the main all existing boundary treatments, planting and trees and hedging will remain as existing together with a new boundary wall to separate No 45 from the new plot to be constructed in stock brick to match the new house.

The proposed dwelling would be set back from the site frontages and has been designed to respect the character of the area. The proposed garage whilst sitting forward on the plot is of traditional design and has been amended to reduce the height such that it now achieves an acceptable relationship with the street scene.

The design and appearance of the proposal is deemed appropriate in context and is considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Impact upon residential amenity

The main impacts relate to No 43 and 45 Langstone road and 12 Langstone Ave.

In respect to 12 this property is located on the opposite side of Langstone Avenue, with the road providing separation, such that there is limited and acceptable impact on this property.

No 43 to the North, is over 10.0m away from the new dwelling and is separated at ground level by a substantial boundary hedge. No 43 is orientated side on to the rear of the new dwelling, and has no windows at first floor level.

In respect to the host property No. 45 , this has windows facing the proposed dwelling but these are either to non-habitable rooms, or served by a second window. Windows in the east first floor elevation of the proposed dwelling facing the host dwelling are limited to bathrooms and will be obscure.

The proposed development is considered to achieve a satisfactory relationship with neighbouring properties and it is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Access and Parking

The existing access and parking off Langstone Avenue would be retained for the existing dwelling with a new vehicular access also from Langstone Ave for the proposed dwelling. This would serve a new double garage with on site turning which would provide 2 parking spaces required by the adopted car parking standards.

This is considered to satisfy the Highway Authority's standard guidance, providing adequate on site parking, with vehicles able to enter and leave the site in a forward gear.

(v) Ecological considerations

The Council has conducted a Habitats Regulations Assessment (HRA) of the proposed development under Regulation 63 of the Conservation of Habitats and Species Regulations 2017, this includes an Appropriate Assessment under Regulation 63. This is included in the case file. The screening under Regulation 63(1)(a) found that there was likely to be a significant effect on Chichester and Langstone Harbours Special Protection Area due to the increase in recreation as a result of the development. The planning application was then subject to an Appropriate Assessment under Regulation 63.

This assessment included a package of measures based on the suggested scale of mitigation in the Solent Recreation Mitigation Strategy and the applicant indicated a willingness to enter into a legal agreement to secure the mitigation package. The Appropriate Assessment concluded that this is sufficient to remove the significant effect on the SPAs which would otherwise have been likely to occur. The HRA was subject to consultation with Natural England as the appropriate nature conservation body under Regulation 63(3) who have confirmed that they agree with the findings of the assessment. The applicant has entered into the legal agreement to secure the mitigation package and paid the relevant contribution.

(vi) Other matters

The development is liable for a CIL payment of £21,059.11, which is payable on the commencement of development.

8 Conclusion

The application is considered to be acceptable for the reasons set out in Section 7 - Planning Considerations above and as such is recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application

APP/18/00365 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing site plan & TOPO levels Dwing 10-2017-1.

Site and block plan +garage details Dwing 10-2017-2b Rev B

Dwelling floor plans and elevations Dwing 10-2017-3 Rev E

Street scene sections Dwing 10-2017-4 Rev B

Tree Survey, Arboricultural Implications Assessment and Arboricultural Method Statement with accompanying drawings dated August 2017 and referenced TC-TS-LRH.

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place on the dwelling hereby permitted until samples and / or a full specification of the materials to be used externally on the development 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 policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 No part of the development shall be first occupied until details of the type, siting, design and materials to be used in the construction of all means of enclosure including boundaries, screens or retaining walls, have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

Reason: To safeguard the amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 The dwellings hereby approved shall not be occupied until details of cycle parking for each dwelling has been submitted to and approved in writing by the Local Planning Authority. All such approved details shall remain in situ

thereafter.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.