
Site Address:	Land adj 2 Shawfield Road, Havant, PO9 2SY		
Proposal:	Proposed construction of 1No. 4 bed dwelling with double bay garage.		
Application No:	APP/18/00803	Expiry Date:	18/10/2018
Applicant:	Mr & Mrs Pollard		
Agent:	Mr Turney	Case Officer:	David Eaves
	Scandia-Hus Limited		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located within the built up area of Havant to the North of Shawfield Road in an area of low density development characterised by detached houses generally set in substantial mature plots although there is a higher density of development in Netherfield Close to the east of the site.

2 Shawfield road itself is a large attractive detached property with mature garden including trees especially to the boundaries of the property. There are several outbuildings and a swimming pool to the western side of the curtilage.

Access to the site is to the front of the existing building.

2 Planning History

01/50045/005 - Inflatable bubble structure to cover existing swimming pool.,
PERM,23/08/2001

98/50045/004 - Light crown reduction and deadwooding of a Handkerchief Tree (T1)
subject to TPO1533, PERM,17/06/1998

APP/18/00345 - Crown reduce 1No. Beech tree by 3.5m, reduce laterals by 2m and re
balance, subject to TPO 1360., PERM,09/05/2018

3 Proposal

Proposed construction of 1No. 4 bed dwelling with double bay garage.

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)
CS21	(Developer Requirements)
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

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, Havant Borough Council

The Tree Protection Plan was sent to me direct. I have no objection to the trees/shrubs shown to be removed as they have no public amenity value. The trees to be retained can be adequately protected providing the work is carried out in accordance with the TPP therefore if permission is granted please condition that the work is carried out in accordance with the Tree Protection Plan by Bernie Harverson dated September 2018.

Building Control, Havant Borough Council

Fire Authority access should demonstrate compliance with Approved Document B requirements

Building Regulation application will be needed for this application

County Ecologist

The application is accompanied by a Preliminary Ecological Appraisal (The Ecology Co-op, June 2018) and a Bat Survey report (The Ecology Co-op, July 2018). The site comprises a typical garden plot containing managed lawns, various woody plantings, a swimming pool, small fish pond and areas of hard surfacing. A pool house and small shed are also present. The site is considered to be of limited ecological value. Bat surveys carried out on two buildings recorded no evidence of roosting bats. No further survey works are considered necessary.

If you are minded to grant permission, can I suggest that ecological enhancement features are secured by condition. I would recommend that one off-the-shelf bird and bat box would be suitable.

The redeveloped site shall incorporate a minimum of one bird nest box and one bat roosting box. These enhancement features should be installed as per manufacturer's instructions and be retained permanently in a condition suited to their intended function. Reason: to enhance biodiversity in accordance with NPPF and the Natural Environment and Rural Communities Act 2006.

Crime Prevention -Minor Apps

No comments received

Highways Engineer, Development Engineer

The Highway Authority have no adverse comment to this application.

Landscape Team, Havant Borough Council

Final Comments

Further to our conversation today, I accept that the trees in the location of the proposed garage, including a sycamore and a multi stemmed hazel, cannot be retained. I agree that a laurel hedge (*Prunus laurocerasus*) should be planted around the garden boundary in this location to maintain a green screen for adjacent properties.

Further Comments

The rationale to retain a green corridor on the south of the site is to preserve the landscape character of Havant Historic Core. Havant Borough Townscape, Landscape and Seascape Character Assessment (February 2007) states the following in relation to the character of the location for the application site is located (LCA14 Havant historic core):

Key characteristics

Physical: Landform, soils and landcover

Strong tree character within the residential area to the north and south of Emsworth road.

Landscape and built form strategy and guidelines

Land management

Maintain and manage trees of value within the street and private gardens of dwelling south and north of Emsworth Road.

As such we would look to seek the retention of trees where possible. The proposed site plan drawing no. 22105 rev D indicates a laurel hedge which, is deemed insufficient in relation to number of trees removed. We would recommend the proposed garage offset from the boundary and additional trees planted along the southern boundary to retain the landscape character as per the strategy and guidelines set out in the Havant Borough Townscape, Landscape and Seascape Character Assessment.

Original Comments

From a landscape perspective we do not object to the principal of this development, however we have the following comments:

- There is an existing continuous linear green corridor which is running east/west on the southern boundary of the site and into the wider landscape. The proposed site plan drawing no. SP02 indicates the removal of a significant number of existing trees on the southern boundary to allow space for a garage. A scheme which retains the continuous green corridor would be preferred and construction methods of working within an RPA should be explored.
- We require further details on hard landscaping, soft landscaping and boundary details.

Natural England

Natural England has reviewed the Appropriate Assessment. Provided the applicant is fully compliant with the Solent Recreation Mitigation Partnership Definitive Strategy and an appropriate planning condition or obligation is attached to any planning permission to secure the contributions towards this mitigation measure, Natural England is satisfied that the applicant has mitigated against the potential adverse effects of recreational disturbance on the integrity of the European site(s).

Protected species and local sites

Natural England does not hold locally specific information relating to protected species, local or national biodiversity priority habitats and species, local sites (biodiversity and geodiversity) and local landscape character. These remain material considerations in the determination of this planning application and we recommend that you seek further information from the Hampshire Biodiversity Information Centre and other appropriate bodies. In some instances, further surveys may be necessary through an ecological appraisal to be agreed by an Hampshire County Council ecologist.

Natural England has published Standing Advice on protected species. Please note Standing Advice is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation. If you have any specific questions not covered by our Standing Advice, or have difficulty in applying it to this application please contact us at consultations@naturalengland.org.uk.

Protected landscapes

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.

Your decision should be guided by paragraph 172 of the National Planning Policy Framework which gives the highest status of protection for the 'landscape and scenic beauty' of AONBs and National Parks. For major development proposals paragraph 172 sets out criteria to determine whether the development should exceptionally be permitted within the designated landscape.

Alongside national policy you should also apply landscape policies set out in your development plan, or appropriate saved policies.

We also advise that you consult the relevant AONB Partnership or Conservation Board. Their knowledge of the site and its wider landscape setting, together with the aims and objectives of the AONB's statutory management plan, will be a valuable contribution to the planning decision. Where available, a local Landscape Character Assessment can also be a helpful guide to the landscape's sensitivity to this type of development and its capacity to accommodate the proposed development.

The statutory purpose of the AONB is to conserve and enhance the area's natural beauty. You should assess the application carefully as to whether the proposed development would have a significant impact on or harm that statutory purpose. Relevant to this is the duty on public bodies to 'have regard' for that statutory purpose in carrying out their functions (585 of the Countryside and Rights of Way Act, 2000). The Planning Practice Guidance confirms that this duty also applies to proposals outside the designated area but impacting on its natural beauty.

Should the developer wish to discuss the detail of measures to mitigate the effects described above with Natural England, we recommend that they seek advice through our Discretionary Advice Service.

Public Spaces

No comments received.

Waste Services Manager

I have no concerns over waste collection regarding this planning application thank you.

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: 9

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
The development is too large and too high causing impact to the surrounding properties. Too close to the existing residential properties that do not belong to the proposers. Overlooks existing residential properties. Potential increase in noise pollution. Existing surrounding residential property owners have little or no choice by comparison to the proposers of the development. Probable impact on the resale value of the three surrounding properties in Netherfield Close.	See section 7 The impact on property values are not a consideration that can be taken into account in the determination of a planning permission

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 and setting of AONB
 - (iii) Impact upon residential amenity
 - (iv) Ecological impacts
 - (v) Flood risk/drainage
 - (vi) Impact on trees
 - (vii) Developer Contributions
- (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 and setting of AONB

The proposal would result in the erection of a new two storey dwelling, a garage and the creation of a new access drive.

The proposed dwelling is to be sited in a position approximately 38m back from Shawfield Road to the side and part rear of the existing substantial dwelling. Whilst the site frontage would be opened up to a degree by the new access drive it is considered that the siting of the dwelling would significantly limit the visual impact of the proposed main building from public vantage points.

Whilst the dwelling has a distinctive modern character, it retains a pitched roof form and render walls with slate roof. The position and design of the proposed dwelling is considered to be acceptable in the context of mixed development in the vicinity.

The double garage building would again be set back from the site frontage and incorporate a pitched roof and materials to match the main house. Given the spacious context of the site and the limited public view the garage is considered to have an acceptable impact on the character and appearance of the area.

The driveway would result in the removal of a section of existing wall and would act to open up the site frontage more than is currently the case, however, there would remain substantial tree and vegetation cover to the southern boundary which would act to soften views into the site. The new access is therefore considered acceptable.

In terms of the relationship of the site to the AONB, it is noted that the property is located within an existing built up area and is more than 250m from the AONB. The A27 marks the boundary of the AONB and it is not considered that the proposed development would be readily viewed from this area. It is therefore concluded the development would not impact the setting of the AONB.

(iii) Impact upon residential amenity

The main impacts from the development are considered to be to the existing properties No.2 and 3 Shawfield Road, to No's 6, 7 and 8 Netherfield Close and to No.8 Emsworth Road.

The impact on No.2 Shawfield Road (the property on which garden the development is proposed) has significant windows facing south-east, however, their alignment is such that they would not face directly onto the application property. There would be 1 first floor bedroom window and an ensuite rooflight in the new development facing No. 2. these would be set more than 10m off and are considered to result in a limited and acceptable impact.

Both the proposed and existing dwelling are provided with substantial outside amenity space.

The property to the south of the site No. 3 is set off the boundary and the development would retain substantial tree and bush cover on the application site. The proposed garage is set adjacent to the lower part of No.3's garden. As a result of negotiation the garage would be set approximately 2m from the boundary and a laurel hedge is

propose to be planted. The relationship between the development and No.3 is considered acceptable.

No. 6 Netherfield Drive has a side elevation facing the application site. The position of the existing and proposed dwelling would result in an acceptable alignment between properties. Whilst it is acknowledged that there would be some additional overlooking from the south facing bedroom window and Juliet balcony, this would not be direct as the main view would be down the new properties garden towards the proposed garage. This relationship is considered acceptable.

The main impact from the development is considered to be to No 7 Netherfield Close which includes windows facing the application site. The mass and bulk of the proposed dwelling has been considered in detail, including the overhanging roof design. An assessment in relation to light impacts has also taken place. The proposed development has been amended to increase the separation distance and slightly reduce the height of the proposed building. It is noted that the proposal would result in the demolition of an existing substantial outbuilding which is currently set approximately 9m from No.7 with a substantial pitched roof. The wall of the proposed house is set approximately 10.4m from the closest part of the existing dwelling and the site section demonstrates the shallow roof pitch proposed pitching away from the neighbouring property. It is considered that on balance the proposed development would have an acceptable impact on the residential amenities of No.7 when assessed against the requirements of policy CS16 of the Havant Borough Local Plan (Core Strategy) and the Borough Design Guide SPD.

The building has been designed such that the only windows at first floor level are roof lights serving a bathroom and en-suite. It is considered that providing these windows have a cil height above 1.7m from finished floor level or are obscure glazed then there would be no potential overlooking. A condition is recommended to secure this requirement.

The property to the North east No 9 is a two storey house with single storey rear extension. The existing property is set between 6-7 m from the boundary at the closest points and the new dwelling would be approx 10-11 m from the boundary. It is noted that an existing summer house would be retained between the dwellings and that there is also substantial hedging between the properties. There are two first floor windows in the north elevation of the proposed house. These would serve a bedroom. It is considered that the angel between properties, the distance between them and intervening building and screening all help to mitigate potential impacts in terms of mass and bulk and overlooking to an acceptable degree. The impact of the proposed development would not warrant a refusal of planning permission.

The property to the north No.8 Emsworth Road is set approximately 70m from the proposed dwelling and there would be an acceptable relationship between dwellings.

Concern has been raised in relation to noise impacts, however, it is not anticipated that the erection of this single dwelling is likely to result in an unneighbourly level of noise disturbance.

(iv) Ecological impacts

The application has been submitted with a Preliminary Ecological Assessment which has been assessed by the County Ecologist. Whilst the proposal results in the loss of some trees and outbuildings it is considered that the site is of relatively limited

ecological value. A condition is recommended by the County Ecologist to secure some ecological enhancement.

(v) Flood risk/drainage

The site lies within Flood Zone 1 (lowest flood risk), it is not anticipated that the development would result in drainage or flood risk issues.

(vi) Impact on trees

With regard to the impact on trees, the proposals have been considered in detail and consultations carried out with the Councils Arboriculturalist and Landscape Officers.

The proposal retains important trees along the southern boundary of the site and close to the site frontage. Where trees are to be removed these are not considered to be worthy of TPO's and the Arboriculturalist raises no objection to the proposed development. It has also been confirmed that a TPO'd tree has been previously removed at the front of the site.

Further into the site a number of trees are proposed to be removed especially in the position of the proposed garage. The Councils landscape officer raised some concerns in relation to this with regard to their landscape merits. As a result the agent was asked to resite the garage and to retain more of these trees. The garage has been slightly relocated and a laurel hedge is proposed to be planted along this section of the boundary. Whilst this planting is welcomed it is recognised that the trees lost would have more value from a landscape perspective.

Given that the trees themselves are generally not of high individual merit and are not prominent in the public realm they are not considered suitable for Tree Preservation Orders and they could be removed at any time without consent. Further comments have been received from the Landscape Officer confirming that there are now no objections to the proposal and subject to a hedge being secured by condition on balance permission can be recommended..

(vii) Developer Contributions

In relation to developer contributions the development will be CIL liable although it is noted that self build exemption is being claimed. The CIL liability before exemption has been calculated as £27,233.93

The development would increase the number of dwellings within the 5.6km zone identified as significant in potentially increasing recreational pressure on the Solent SPA. Natural England's advice in regard all new housing development within this zone is that it is likely to have a significant effect on the SPA. Policy DM24 of the Allocations Plan which was adopted on 30 June 2014, covers this issue and allows for a financial contribution to be made towards mitigation measures.

From 1 April 2018, the ('Definitive) Solent Recreation Mitigation Strategy SRMS applies to new residential development as approved by Havant Borough Councils Cabinet on the 7th February 2018. The Strategy uses a sliding scale to calculate the SRMP contribution for new residential development built within 5.6km of the coastline. As such, the contribution is now calculated based on the number of bedrooms per individual dwelling. In this case, the four bedroom dwelling would

require a contribution of £806.45 including monitoring fee of £37.45 and Administration Fee of £20.

The unilateral undertaking and payment has now been received.

An appropriate assessment has been carried out and the contribution received suitably mitigates any impacts on the SPA.

8 **Conclusion**

In conclusion, the proposed development is considered acceptable in principle and would have an acceptable impact on the character and appearance of the area and the setting of the AONB.

The impact on the residential amenities of adjoining residents has been considered in detail and is considered acceptable. Ecological, tree and flood risk impacts have been considered and are considered acceptable. Finally contributions have been secured in relation to SRMP requirements.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00803

(A) 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:

Location Plan License No. 100031961
Proposed Site Plan Drg No. SP02 Rev D
Proposed Dwelling Floor Plans, Elevations & Roof Plan Drg No. X01 Rev B
Proposed Garage Floor Plan & Elevations Drg No. G01 Rev A
Proposed Dwelling Outline Sections Drg No. 05 Rev A
Proposed Dwelling Site Section Drg No. SS01 Rev A
Tree Protection Plan Drg No. BJH 03/04
Arboricultural Assessment Ref: 2000.bjh.May18
Preliminary Ecological Appraisal
Bat Survey Report The Ecology Co-op dated 26th July 2018
Design, Access, Sustainability & Planning Statement received 16th August 2018

Reason: - To ensure provision of a satisfactory development.

- 3 No development shall take place until plans and particulars specifying the following matters have been submitted to and approved in writing by the Local Planning Authority:

(i) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development;

(ii) The provision to be made within the site for a material storage compound during site clearance and construction of the development.

Thereafter, throughout such site clearance and implementation of the development, the approved parking provision and storage compound shall be kept available and used only as such.

Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Piling using penetrative methods shall not be carried out other than with the written consent of the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed development, does not harm groundwater resources in line with paragraph 109 of the National Planning Policy Framework and policy DM10 of Havant Borough Local Plan (Core Strategy) 2011. Piling using penetrative methods can result in risks to potable supplies from, for example, by mobilising contamination and drilling through different aquifers and creating preferential pathways.

- 5 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and 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 policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 The landscaping works shown on the approved site plan drawing No. SP02 Rev D shall be carried out in accordance with the approved details and in accordance with any timing / phasing arrangements approved or within the first planting season following final occupation of the development hereby permitted, whichever is the sooner. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16 and DM8 of the Havant Borough

Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 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 occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 8 The development hereby permitted shall be carried out in full accordance with the Arboricultural Assessment by Bernie Harverson Arboricultural Consultant ref: 2000.bjh.May18 and Tree Protection Plan Drawing No. BJH 03/04.
Reason: To ensure that the development has an acceptable impact on trees in the interests of the character and appearance of the area having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 9 Prior to the occupation of the dwelling hereby permitted the redeveloped site shall incorporate a minimum of one bird nest box and one bat roosting box. These enhancement features should be installed as per manufacturer's instructions and be retained permanently in a condition suited to their intended function.
Reason: To enhance biodiversity and having due regard to policy CS11 of Havant Borough Local Plan (Core Strategy) 2011, the National Planning Policy Framework and the Natural Environment and Rural Communities Act 2006.
- 10 The rooflight window(s) at 1st floor level in the east facing elevation of the building shall:-
- (i) have a minimum sill height of 1.7m above finished floor level, or
 - (ii) be fixed shut and
 - (iii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.
- Reason:** In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 11 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 occupied 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 policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011

and the National Planning Policy Framework 2018.