

Recommendation: GRANT APPROVAL OF RESERVED MATTERS

Havant Borough Council Parking SPD July 2016

Havant Borough Council Housing SPD 2011

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)
DM10	(Pollution)
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)
DM24	(Recreational Disturbance to Special Protected Areas (SPAs) from Residential 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

No objection. The tree protective fencing should remain in place for duration of the development process.

Building Control, Havant Borough Council

Fire authority access to comply with Approved Document B Section 5.

Solid waste bin location does not appear to comply with Approved Document H re collection point. Disabled access is not clear but should comply with Approved Document M requirements. Other comments may arise once a Building Regulation application is submitted

Planning Officer Comment: An informative shall be included with the decision requesting the applicant contacts Building Control to discuss the matters further.

Crime Prevention -Minor Apps

No adverse comment

Highways Engineer, Development Engineer

Updated Comments: I am happy with the amended plan

This reserved matters application contains a plan showing turning overlays for each of the parking spaces and demonstrate that vehicles can satisfactorily turn on site. The plan also shows the boundary treatment for the parking and demonstrates that turning vehicles and users of the drive will be able to see each other. If the developer adds a note to the plan saying no additional fence will be erected within the area of parking and turning then the reserved matter can be signed off.

Waste Services Manager

No concerns raised

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: 2

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) Developer contributions
- (v) Landscaping/Trees
- (vi) Parking
- (vii) Drainage

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The development would make a contribution towards the Council's overall housing targets as set out in the Local Plan. The principle of residential development has already been established by the granting of the Outline Planning Permission.

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

7.3 The site consists of backland development that is currently within the curtilage boundary of No 22 Fairlea Road. The design of the bungalow is generally traditional with materials that are in keeping to the bungalow to the front (No 22) and the surrounding locality which consists of a mixture of materials of facing brickwork, cladding, render and tile hanging. The design proposed picks up on features of nearby dwellings which vary from detached and semi-detached bungalows with two storey detached development to the west of the site. The materials submitted for review as part of the application are considered to be acceptable and shall be conditioned to be carried out in accordance with those details.

7.4 The overall density of the development allows for acceptable landscaping around the proposed and existing dwellinghouse including appropriate access and retention of existing trees onsite.

7.5 Under the original planning application granted for outline permission APP/17/000924 condition 8 requested further information to be submitted in regards to the proposed floor levels and datum points of the proposal in order to establish the height of the

proposed dwelling when compared to the neighbouring ones. The information demonstrated that the new dwellinghouse would be in a slightly higher position to No 22 but that the alteration would be modest and therefore would not result in a significant adverse visual impact to the dwellinghouse. The information submitted was therefore considered to be acceptable and the condition was discharged under the outline application.

- 7.6 The proposed layout is considered to result in an acceptable impact and is set off all surrounding boundaries of the application site. The works are single storey in height, set sufficiently back from the streetscene of Fairlea Road and are proposed to be surrounded with timber fencing at an adequate height which shall provide sufficient screening of the development. On balance therefore the dwellinghouse is considered to not appear intrusive in the streetscene nor create a crowded or cramped appearance.

(iii) Impact upon residential amenity

- 7.7 In relation to adjoining properties, the neighbours most impacted would be the existing dwelling No. 22 Fairlea Road, No 24 Fairlea Road and No's 618 and 620 Southleigh Road. The works themselves consist of a bungalow development that is positioned centrally within the application site and off the shared boundaries with the neighbouring dwellings.
- 7.8 Following an assessment of the site it is considered that No 620 itself would be set sufficiently away from the proposed new dwelling to not be significantly impacted as a result. The development shall be set off the shared boundary sufficiently and alongside a 2m close boarded fence proposed along the curtilage boundary acceptable screening would be in place between the dwellings reducing the impact of the development further and ensuring that no significant over-looking occurs as a result.
- 7.9 Although the proposed building shall be in close proximity to No 618 Southleigh Road the proposed site plan shows the proposed garage set closest to the dwelling whilst maintaining a gap between itself and the boundary. The design proposes an acceptable relationship and from being single storey in height the proposal is considered to ensure that an acceptable amenity level between dwellings can be provided. The proposed development would also be in position in the majority to the front of No 618 which would reduce this impact further and it was noted following a site visit that the only window in the side elevation facing No 22 was fitted with obscure glass. Therefore on balance the proposed new dwelling is considered to result in a limited and acceptable impact.
- 7.10 The dwelling to the west No 24 Fairlea Road is considered to be set sufficiently away from the development to ensure no significant adverse impact is caused to amenity levels as a result. The proposed driveway shall be in a position alongside the shared boundary with No 24 however with sufficient screening in place and the distance No 24, is set off the boundary, the use of the access would have a limited and acceptable impact on the residential amenities of this property.
- 7.11 With regards to the impact on No.22, the proposed dwellinghouse has been aligned to create a view directly alongside No 22 and not directly into the rear amenity space. With a proposed 2m timber fence boundary between the dwellings it is considered this would ensure privacy levels are protected as a result and no significant over-looking occurred as a result. The increased activity from the use of the assess would result in some additional impact on the side windows to No.22, however, these are directly

facing a proposed car parking area for No.22 itself. Therefore on balance, the impact caused is not considered to be significant enough to warrant a refusal of planning permission.

7.12 Under the original planning permission APP/17/00924 condition 7 further detail was requested in regards to the means of enclosure , boundary screens and retaining walls at the application site. This has been submitted and assessed by the case officer and is considered to be sufficient in order to create acceptable amenity levels and provide the appropriate amount of privacy expected with a new dwelling. Due to this condition 7 has been discharged and the information submitted is considered to satisfactorily address the concerns originally raised.

7.13 Following the information submitted the retained dwelling No 22 is able to provide the associated amenities with the dwelling including two parking spaces with an adequate provision of private amenity space.

7.14 It is noted that no objections have been raised in regards to the proposal.

(iv) Developer contributions

7.15 This proposal is subject to the Community Infrastructure Levy and liable for £16,276.99 and the appropriate forms have now been submitted. The proposal is subject to a financial contribution in respect of the Solent Recreation Mitigation Project, and an appropriate Deed and Payment have been provided under the outline approval.

(v) Landscaping/Trees

7.16 The required information has been submitted under the previous outline permission APP/17/00924 in order to discharge condition 4 requesting a tree protection plan and additional detail. No objection has been raised by the Arboricultural Officer regards to the information submitted and therefore this is considered to have been satisfactorily addressed and the condition discharged as a result.

(vi) Parking

7.17 Under the original outline planning permission APP/17/00924 condition 5 was included requesting further information in regards to the parking and turning layout on the site. This information has since been provided and the highways engineer consulted with no objections being raised. Therefore the original concerns are considered to be satisfactorily addressed and the condition has been discharged as a result.

7.18 Condition 10 was also included under the original outline planning permission APP/17/00924 regarding the position of contractor vehicles and materials storage. This has been assessed and is considered acceptable in terms of the proposal and as such the condition has been discharged under APP/17/00924 and no further detail is required under the current application.

(vii) Drainage

7.19 Additional information has been submitted in order to discharge condition 9 of the original outline planning permission APP/17/000924. The drainage engineer has been consulted and has raised no objections to the proposal and therefore the information submitted is considered to satisfactorily address the original concerns raised and the condition has been discharged.

8 **Conclusion**

- 8.1 In conclusion, the proposed development is acceptable in principle having previously been granted outline consent and would have an acceptable impact on the character and appearance of the area. The proposals are considered to relate well to adjoining residential properties and the landscaping proposals are considered acceptable.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT APPROVAL OF RESERVED MATTERS** for application APP/17/01259 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:

Site plan showing tree protection areas, site operatives parking area, materials storage area, site and f.f.i and drainage runs and levels: Drawing No AT/17/02
Site plan showing parking, turning layout, hardsurfacing and boundary fencing: Amend B Received 14.02.2018
Proposed Elevations and Floor Plan: Drawing No AT/17/01

Reason: - To ensure provision of a satisfactory development.
- 3 The materials used shall be in accordance with the information submitted below unless otherwise agreed in writing by the Local Planning Authority.
Redland Mini Stonewold- Roof Tile
Nutcombe Red Multi- Brick
White UPVC- Windows and Doors
Off-White Painted Render- Walls
Tarmac- Driveway
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.