
Site Address:	78 Serpentine Road, Widley, Waterlooville, PO7 5EF		
Proposal:	Erection of 1No. 3 bed detached dwelling with new access and frontage parking (to west).		
Application No:	APP/18/00854	Expiry Date:	31/10/2018
Applicant:	Mr & Mrs Mariner		
Agent:	Mr Mallen	Case Officer:	Tina Pickup
	Thorns-Young Ltd.		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a two storey, bay fronted semi detached property constructed of cream painted render beneath a fully hipped concrete tiled roof. It is set back from the highway by some 6m with a grassed frontage and there is a dropped kerb across this frontage. The application site is a corner plot with a wide side garden which is enclosed by a 1.8m close boarded fence providing the boundary to the highway. The setting to the site is therefore quite spacious.

The area is characterised by other 2 storey semi detached dwellings of similar design and layout providing a strong identity and character to the immediate area. The London Road allotments extend to Serpentine Road to the south of the application site which provides an open area to the streetscene. To the north of the attached half, No 80, are a recent pair of semi detached dwellings, constructed under APP/13/00368. These reflect the siting and design of the streetscene with full hipped roofs. To the east, No 76 faces south, such that it is set at 90 degrees to the application site and has its drive and flat roofed garage abutting the site. It has a blank side elevation. Slightly further to the south east a new detached dwelling is currently under construction adjacent No 51 Serpentine Road (APP/17/01182 refers).

The side garden that forms the application site has a slight slope down to the north such that the garden is slightly higher than No 78. There is a high evergreen hedge parallel to the side elevation of No 78 which provides a natural division between the main dwelling and the 'plot'.

2 Planning History

04/68843/000 - Retention of boundary fence (height 1.82 metres)., PERM,08/04/2004

3 Proposal

Erection of 1No. 3 bed detached dwelling with new access and frontage parking (to west).

During the course of determining the application the design and layout has been amended twice. The final layout and design proposes a fully hipped dwelling having a footprint measuring 7m x 8m with eaves and ridge line matching No 78, and sited in line with No 78. Two frontage parking spaces would be provided to the west. The dwelling is shown as a mix of brick and render.

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)

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**

Building Control

- 1) The plans appear to show the new house within 3m of a foul water public sewer shown on GIS.
- 2) There is no indication of storage for solid waste on the plans.

Building Control

The comments raised previously are still relevant to the amended plans

Crime Prevention

None received

Highways Engineer

On Original submission:

The application states there is no new access to the highway and because of this the Highway Authority does not need to be involved. The application should be determined by the Planning Authority using Standard Highway Guidance.

Highways Engineer

On Revised submission:

Further to my previous comments the design now includes a dropped kerb and subject to a condition that this must be provided in the position shown on the block plan the Highway Authority have no adverse comment.

An informative should be added to any future permission stating the approval of the Highway Authority is required for the construction of the dropped kerb.

Highways Engineer

On Final Design & Layout:

As above

Natural England Government Team

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.

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

None received

Waste Services Manager

No concerns

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: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None received	

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 for neighbours and future occupiers
- (iv) Highways, parking and refuse
- (v) Habitats Regulations Assessment and Appropriate Assessment
- (vi) CIL

- (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.

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

7.3 The area is characterised by regularly spaced semi detached post war housing that has a fairly strong architectural style including fully hipped roofs that are set a uniform distance back from the highway. The scale and design of the amended proposed dwelling accords with the character of the area. It has been confirmed that the ground levels would be lowered to ensure the eaves line and ridge height would align with No 78. The siting of the proposed dwelling on this corner plot would align at its western frontage with No 78, and only marginally projects forward of the building line set by No 76 (by about 0.5m).

7.4 The pair of semis north of No 80 were permitted by APP/13/00368 and this layout respected the frontage building line and retained a side to side separation of some 4m. These have successfully integrated into the street scene visually. The current proposal repeats the alignment but the separation between No 78 and the proposed development would be 3m. This is still considered sufficient to provide a sense of space between dwellings appropriate to the street scene.

- 7.5 Overall the siting and design of the proposal is considered to respect the character of the area and would not appear overly intrusive to this corner plot. Sufficient separation to both the front and side would be retained to respect the pattern of development in the area. The proposal is therefore 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 for neighbours and future occupiers

7.6 In terms of the retained dwelling, No 78, the garden space left would be significantly reduced and have a length of between 7.5m and 8m and width of 9m. Whilst this is less than the recommended minimum of 10m set out in the adopted Borough Design Guide SPD, nonetheless it is considered to be commensurate with the immediate setting of the site. As a result of APP/13/00368, No 80 also has a short garden, some 7m. Considering this is immediately adjacent the application site and has provided adequate private amenity space for its occupants, then the private rear amenity remaining for No 78 would be equal and hard to resist.

7.7 The proposed dwelling would also have a rear garden length of about 7.5m but a width of between 13m and 14m. As an area this is considered sufficient for the likely future occupiers and is also similar to No 80 and others in the area. On balance the proposed garden depths are considered sufficient and would be hard to justify a reason for refusal based on insufficient amenity space.

7.8 In terms of impact on neighbouring dwellings, the rear to side separation to No 76 would be 10m and this is a blank side elevation. The outlook from first floor windows would primarily be over this side elevation and would not significantly increase views into the private rear garden area in this built up residential area. Consequently, it is considered that the proposal will not appear overbearing or lead to overshadowing or overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site, 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) Highways, parking and refuse

7.9 The scheme would involve the formation of a new dropped kerb to access 2 on site parking spaces on the western part of Serpentine Road to serve the new dwelling. These are sited close to the northern boundary to maximise the distance from the corner. The Highway Engineer has raised no objection on highway safety grounds to the positioning of this new access.

7.10 A 3 bed dwelling is proposed which requires 2 on site car parking spaces and these are provided. The site layout also shows 2 on site car parking spaces for the retained dwelling, No 78. In addition a cycle store is proposed. Overall the parking and cycle provision made meets the requirements of the Parking SPD. Furthermore a refuse store area is shown on the plans.

7.11 It is the visual impact of the extent of hard surfacing that could be an issue and to ensure a continuous area of tarmac is avoided then a condition can be imposed for further details of both hard and soft landscaping, together with any changes to the boundary treatment.

(v) Habitats Regulations Assessment and Appropriate Assessment

7.12 The site lies within 5.6km of Chichester and Langstone Harbour, which is designated a Special Protection Area for over-wintering birds, and hence an Appropriate Assessment is required to consider the potential impacts on a Habitats Site.

7.13 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. 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 has 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.

7.14 The appropriate Unilateral Undertaking has been sent to the applicant seeking the appropriate financial mitigation contribution for the proposed 3 bed dwelling £688.85, including monitoring and admin fees. These monies have been received, together with the signed and dated Unilateral Undertaking. Therefore the proposal is considered to have sufficiently mitigated against the potential recreational impacts of the development.

(vi) CIL

7.15 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 20th 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 on new floorspace (measured as gross internal area), plus indexation in Waterlooville.

7.16 As a new dwelling there is a CIL liability for this development. The proposed dwelling has an internal floor area of 91.33 sqm giving a CIL liability of £9,850.59. No exemption has been claimed to date. The Draft Liability Notice has been sent to the agent.

8 Conclusion

8.1 Whilst the development of the site in the manner proposed does marginally fall short of the recommended garden depths for both the proposed and retained dwellings, regard has been had to the immediate context and recent developments that have resulted in similar small gardens. The area of garden provided is considered sufficient for future occupiers. The proposed design and siting respects the character of the area and it is considered would have limited harm to the visual appearance of the area or neighbouring residential amenity. Therefore the proposal is recommended for permission.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00854

(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:

1:1250 Site Location Plan
1:500 Block Plan
Block Plan Drawing No. 2151:18:2A rev A
Plans & Elevations Drawing No. 2151:18:3A
emails dated 21/11/2018 specifying details of cycle shed

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 until samples and / or a full specification of the materials to be used externally on the building and the finished surface for the frontage parking area 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.

- 5 No part of the hereby approved dwelling shall be first occupied until details of any new or replacement boundary treatments - including type, siting, design and materials; have been submitted to and approved in writing by the Local Planning Authority and the approved boundaries 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.

- 6 The dwelling hereby approved shall not be occupied until a detailed soft landscaping scheme for all open parts of the site frontage shown on Dwg No P2151:18:2A rev A, has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the positions, species and planting sizes of the shrubs and ground cover plants 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, shrub or plant 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 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 7 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve both the development hereby permitted and No 78 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.

- 8 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building, structure or roof alteration permitted by Part 1, Classes A, B or C of the 2015 Order, as amended, shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority.

Reason: To avoid an overdevelopment of the site in the interests of the character of the area and amenities of the occupiers of nearby properties and having due regard to policy CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.

