
Site Address:	Land adj 1A Sutton Road, Waterlooville, PO8 8PU		
Proposal:	Detached 3 bedroom dwelling with integral garage		
Application No:	APP/18/00148	Expiry Date:	18/04/2018
Applicant:	Mr M Barney		
Agent:	Mr R Stubbs	Case Officer:	Bee Crawford
	Richard Stubbs MRTPI		
Ward:	Hart Plain		

Recommendation: **REFUSE PERMISSION**

1 Site Description

- 1.1 The application site is a modern detached bungalow and detached garage. It has a brown tiled pitched roof and elevations of red multibrick and yellow render. The site is level with open vehicular access to the front leading to a concrete drive and areas of grass and uncultivated land with the rear garden of the property mainly laid to lawn. There are shrubs and 1 metre high wire fencing to the southern and western boundaries, a 1.8 metre high fence and hedge to the eastern boundary and a dwarf wall to the front boundary.
- 1.2 A modern detached bungalow is to the east, a detached two storey property is to the west, a pair of two storey semi-detached properties are opposite and the rear garden of a property in Hart Plain Avenue is to the rear. The area is of medium density with modern detached and semi-detached two storey dwellings and bungalows of similar and different age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a detached 3 bedroom dwelling with integral 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)

Havant Borough Local Plan (Allocations) July 2014

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, Havant Borough Council

- 1) A 525mm storm water public sewer is shown on GIS running under the proposed dwelling. A consultation should be carried out with Southern Water.
- 2) There is no information on the plans for solid waste storage.

Crime Prevention -Minor Apps

No response received.

Developer Services, Southern Water

Southern Water objects to the above proposals. The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised.

The 525 mm diameter surface water sewer requires a clearance of 3.5 metres either side of the sewer to protect it from construction works and allow for future access for maintenance. No development or new tree planting should be located within 3.5 metres either side of the external edge of the public sewer. No new soakaways should be located within 5 metres of a public sewer.

From our initial assessment of the existing apparatus it appears that there is limited opportunity to divert existing drainage apparatus, and therefore Southern Water objects to the proposed development. If planning permission were to be granted, Southern Water (as the statutory sewerage undertaker) would request that the Council (as the Building Control Authority) refuse Building Regulations approval on the grounds that building over the public sewer cannot be permitted.

NB: Informative recommended.

Development Engineer - Highways

The application should be dealt with by the Planning Authority using standard Highway Advice..

Engineering Services, Havant Council

No land drainage comments

Public Spaces

No response received.

Traffic Management, East Hampshire District Council

Traffic team has no adverse comment to make on this application.

Waste Services Manager

I have no issues concerning waste collection regarding this planning application.

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: Not applicable.

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) Appropriateness of design and impact on the character of the area
- (iii) Impact on neighbouring properties
- (iv) Highway considerations
- (v) Developer contributions

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria. 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) Appropriateness of design and impact on the character of the area

7.3 The proposed dwelling is situated between a modest sized bungalow and a two storey detached dwelling, utilising the side garden of the bungalow. The plot is an irregular shape with a narrow frontage of approximately 5.7 metres extending to a width of 15.8 metres along the rear boundary. Whilst the dwelling is to be set back from the highway, it does project beyond the front elevations of the neighbouring properties at numbers 1a and 3 Sutton Road.

7.4 Although the properties in this part of Sutton Road promote a mixed street scene, it is considered the new dwelling would have a significant impact on the existing spatial setting. It would eliminate the space between the bungalows and two storey dwellings on this side of Sutton Road and would appear overbearing and cramped, resulting in a harmful impact on the visual amenity of the street scene. The proposal is therefore contrary to policy CS16 of the Havant Borough Core Strategy 2011 and the adopted Design Guide 2011.

(iii) Effect on neighbouring properties

7.5 The depth of the proposed dwelling would be similar to that of the adjacent properties and the distance to the boundary with the bungalow at number 1a is approximately 1

metre, with the western elevation of this property a further 1 metre away. It is considered the height, mass and proximity to this boundary would result in the new dwelling being overbearing to the existing bungalow and would have a harmful impact on the current and any future occupiers of this property. Furthermore the side windows on the western elevation of the bungalow may result in a loss of light and would have an outlook of a predominantly blank wall.

- 7.6 There is one first floor window in the western elevation of the property which is shown on the plan as obscure glazed, serving the landing and would face a mono-pitched roof of the adjacent property. The property projects away from the western boundary with a maximum distance of 2.8 metres from the corner of the rear elevation. However there are two first floor windows serving bedrooms in the rear elevation of the new dwelling and there could be risk of overlooking and potential loss of privacy to the rear gardens of the adjacent properties and also the rear section of the garden of the property at 103 Hart Plain Avenue.

- 7.7 It is deemed any impact to the properties opposite the application site would be limited and acceptable.

(iv) Highway considerations

- 7.8 There are three 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). The proposed plan submitted reflects this.

(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 this part of the borough.

- 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 132 sqm which generates a total CIL liability of approximately £10,560, plus indexing. The applicant is not claiming self build exemption.

- 7.11 The proposed scheme is also liable for a contribution towards the SRMS (Solent Recreation Mitigation Strategy) of £688.85 which includes an administration and monitoring fee. This contribution had not been made at the time of the application being determined. The proposal therefore fails to accord with Policies CS21 (Developer Contributions) and DM24 (Recreational Disturbance to Special Protected Areas from Residential Development).

8 Conclusion

- 8.1 The proposed size and mass of the new dwelling is considered to be of a design which does not accord with local planning policy in that it would appear cramped within the confines of the site and have an adverse impact on the visual amenity of the street scene. Furthermore, it would result in an overbearing presence on the occupiers of the neighbouring properties, in particular those at 1a Sutton Road.

- 8.2 As such, the proposed development is considered to be contrary to the NPPF, policy CS16 of the Havant Borough Local Plan Core Strategy 2011 and the adopted Havant Borough Design Guide 2011 and is therefore recommended for refusal.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/18/00148 for the following reasons

- 1 The proposed dwelling would by reason of its size, design and prominent siting would appear cramped and be harmful to the existing character and appearance of the area conflicting with the established pattern of development and spatial characteristics and setting of the streetscene. The proposal therefore conflicts with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Design Guide Supplementary Planning Document 2011 and the National Planning Policy Framework 2012.
- 2 The proposal by reason of its height, mass, bulk, design and siting would result in an overbearing impact in relation to the neighbouring property at 1a Sutton Road and loss of sunlight/daylight. The proposal therefore conflicts with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Council Borough Design Guide SPD 2011 and the National Planning Policy Framework.
- 3 The proposal, without completion of the appropriate binding arrangements to secure a contribution towards the Solent Recreation Mitigation Strategy, is contrary to the Council's Policy on contributions towards ecology which seeks to ensure that the provision is made from new residential development towards the mitigation of the likely significant effect on the Special Protection Areas. It is therefore contrary to policies CS21 and DM24 of the Havant Borough Local Plan (Core Strategy) 2011, Allocations Plan 2014 and the National Planning Policy Framework 2012.