
Site Address:	42 Maralyn Avenue, Waterlooville, PO7 7LP		
Proposal:	Erection of 1No. 2 bed end of terrace dwelling.		
Application No:	APP/17/01140	Expiry Date:	20/12/2017
Applicant:	Mr Pollard		
Agent:	Mrs Grinstead	Case Officer:	Bee Crawford
	Your Home Plans Ltd		
Ward:	Stakes		

Recommendation: **REFUSE PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey end of terraced property, situated on the corner of Maralyn Avenue and Elmwood Avenue. It has a brown tiled pitched roof and elevations of red multibrick and pebble dash render. The site is level and there is open vehicular access to the front with a shingle drive and grass, with a dwarf wall to the south eastern and part of the front boundary and open to the north western boundary. The rear garden is mainly laid to lawn enclosed by hedging and a 1.6 metre high trellis. The proposed new dwelling is to be located in the side garden area which currently features a large container and has a width of approximately 5.3 metres.
- 1.2 The adjoining two storey terraced property is to the south east, the side aspect of a detached bungalow is to the north west, the side aspect of a two storey semi-detached property in Elmwood Avenue is to the rear and modern two storey terraced properties are opposite. The area is of medium density with modern two storey terraced and semi-detached properties and detached bungalows of a similar and different age, styles and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The application is for the erection of 1 No. 2 bed end of terrace dwelling. The dwelling will lie broadly in line with the existing front and rear elevations of number 42, with the ridge height slightly lower than that of the host dwelling. Car parking for the new property is one space to the front and one to the rear (sufficient parking would be retained for the existing dwelling). The resulting development would lie approximately 1 metre from the side boundary with Elmwood Avenue.

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

CS16 (High Quality Design)
CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable 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

Building Control

The sewer map on GIS shows a storm water public sewer at or just under 3m from the proposed building - the exact distance is unclear as unable to scale from plans in IDOX. The position of the sewer should be properly located and if within 3m of the buildings foundations a consultation should be sent to Southern Water

Community Infrastructure

No response received.

Crime Prevention -Minor Apps

No response received.

Developer Services, Southern Water

Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer.

We request that should this application receive planning approval, the following informative is attached to the consent:

“A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk”.

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk”.

The proposed development would lie within a Source Protection Zone as defined under the Environment Agency's Groundwater Protection Policy. Southern Water will rely on your consultations with the Environment Agency to ensure the protection of the water

supply source.

It should be noted that if the site falls within a Source Protection Zone, the Council consults the Environment Agency for commercial development only.

Development Engineer - Highways

The Highway Authority has no adverse comment on this application subject to a condition requiring a dropped kerb vehicular crossing for the new parking space. Also an informative should be attached to any approval pointing out the need for the Highways Authority permission for works to the highway.

Public Spaces

No response received.

Waste Services Manager

I have no concerns over 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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
We are concerned about the surface water and foul drainage for the proposed property. Also we are confused with the plans for parking as the application indicates 4 proposed spaces but block plan only shows 2.	This is not a planning matter, see Southern Water comments above. The two spaces shown on the proposed block plan are for the new dwelling in addition to the existing on site parking for number 42.

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 on Neighbouring Residents
- (iv) Parking provision
- (v) Developer Contributions

- (i) Principle of development

- 7.2 The site is located within the built up area where new residential development is considered acceptable in principle subject to site specific development control 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) Impact on the Character and Appearance of the Area

- 7.3 The proposed dwelling is situated in a prominent corner location and would be approximately 2 metres narrower than the existing properties in the terrace and within 1 metre of the side boundary with Elmwood Avenue. At present, there is a sense of openness on this corner section of Maralyn Avenue where it meets Elmwood Avenue. This spaciousness forms the spatial characteristics of the street scene as Elmwood Avenue is of relatively limited width and the side elevation of No. 42 Maralyn Avenue is set forward of the front elevation of No 37 Elmwood Avenue.
- 7.4 The proposal to extend the terrace on this side of Maralyn Avenue would have a significant impact on the existing spatial setting. It would eliminate the sense of openness on the corner of the two roads and would sit noticeably forward of the front building line of No 37 Elmwood Avenue and be situated very close to the boundary with the highway. It would appear overbearing and have a harmful impact on the visual amenity of the streetscene.
- 7.5 The proposed dwelling would be narrower than the attached neighbour and would differ slightly in terms of fenestration layout and apertures. It would also not have the same flat front elevation element as the existing terrace has. Overall it is considered to be a substandard design to the existing terrace. These differences in isolation would not warrant a reason for refusal however, they may appear more noticeable on a dwelling which would be so highly prominent on the corner location and would therefore contribute to the dwelling appearing more contrived and cramped in relation to the existing dwellings. For these reasons, it is therefore considered that the proposed dwelling would be contrary to Policy CS16 of the Local Plan.

(iii) Impact on Neighbouring Residents

- 7.6 The application site is situated at the end of a row of terraced properties with a fairly regular building line, although there is a slight decline in the road away from the application site. The ridge of the new dwelling would be slightly lower than that of the attached property at No 42 Maralyn Avenue and Whilst there is a front porch and canopy to the new dwelling, it has a modest depth of 1 metre and is unlikely to have a harmful impact on the neighbouring property.
- 7.7 There is one first floor side window which is to serve a shower room and there is a distance in excess of 15 metres between this elevation and the side elevation of the neighbouring property at 44 Maralyn Avenue. It is therefore considered that this would not have an adverse effect on this property. west would have an outlook of a blank brick wall and although there are no windows in the western elevation of the proposal, the development is considered to be a sufficient distance away from these properties for any impact to be nominal.
- 7.8 The property at 37 Elmwood Avenue is approximately 30 metres away and any perception of overlooking of the front garden and parking area of this property is considered to be limited and acceptable.

(iv) Parking provision

- 7.9 The proposed dwelling has two bedrooms, consequently there would be a requirement

for two off road parking spaces. This has been achieved by allocating one space to the front and one space in the rear garden of the property, together with cycle storage provision.. The parking and cycle storage provision is therefore considered to be acceptable, meeting the requirements of Policy DM13 of the HBLP (Core Strategy).

(v) Developer Contributions

- 7.10 The proposal is liable for a CIL contribution, although it is noted that a self build exemption has been claimed. It is also liable for a contribution towards the SDMP (Solent Disturbance Mitigation Project) of £176 plus an administration and monitoring fee which has been paid. The proposal therefore accords with Policies CS21 (Developer Contributions) and DM24 (Recreational Disturbance to Special Protected Areas from Residential Development).

8 Conclusion

- 8.1 The provision of a dwelling on the site is considered acceptable in principle and makes a positive contribution 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.
- 8.2 Notwithstanding the above, the current proposal would be harmful in that it would be highly prominent due to its corner location and whilst it endeavoured to be a continuation of the terrace, owing to the narrow width of the plot it is not possible to fully achieve this and therefore the design appears inappropriate, cramped and contrived. Consequently it is considered the scheme would result in a form of development which would be harmful to the character and visual amenity of the street scene. Therefore it is considered that whilst the proposal is beneficial in one regard, this is outweighed by the harm. The application is therefore recommended for refusal.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/17/01140 for the following reason

- 1 The proposed dwelling would be harmful by reason of its size, design and prominent siting to the existing character and appearance of the area conflicting with the established pattern of development and spatial characteristics and setting of the streetscene of both Maralyn Avenue and Elmwood Avenue. 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.