

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

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

In relation to the variation of condition for this site the only material changes are the reduction in Cell-Webb within a protection area. This follows the removal of a line of poor quality Macrocarpas and as such this extension of Cell-Webb is no longer required. However there is no new planting forwarded within the Arb report showing mitigation planting and there is now a good opportunity to include new trees within the scheme.

I raise no objection and request a new tree planting schedule.

Countryside Access Team

The development would be accessed through Redlands Lane, through which **Havant Footpath 67** runs.

I note that the development proposes alterations to the surface of the right of way, which requires the approval of this department. I attach the response from the previous application requesting that a written specification of the proposed works to the right of way is submitted to and agreed by the Local Planning Authority, as specified in Condition 19 of the Decision Notice. I am not aware that this has been submitted, so request that it is sent to this email address prior to any works commencing.

Construction traffic will need to make use of the public right of way for access. We advise that this route should be kept open throughout the construction period, and an appropriate traffic management system be secured and implemented to ensure the safety and convenience of users of the rights of way.

Condition and Informatives requested

Development Engineer - Highways

The previous location and radius detail of the junction allowed a large vehicle to reversing turn into the site in order to allow it exit into Redlands Lane in a forward gear. Overlays are required showing that is still possible or that alternative turning is available within the site.

Amended details

I am happy that this answers my concerns.

The Highway Authority comment are now "The Highway Authority has no adverse comment subject to the areas for parking and turning (shown on plan number SK02B) within in the site and Redlands Lane are constructed and retained. I would suggest that (If not already done) the Rights of Way Officer should be re-consulted.

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: 83

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 3

Comment	Officer Comment
Footpath in regular use and proposed development is a hazard to pedestrians.	The use of the lane for access has been established by the earlier permission.
The gravel for surfacing should be low noise type.	Surfacing is as previously proposed, and is relatively low noise level.
Any work to the trees should have been in the original document. Over the past months the lane has had tree protection fences erected, which has been an eyesore, now we have the removal of trees from the bottom of the garden of 38-40 Long Copse Lane. Which has left the site looking like a dis-organised tip.	Recent tree felling is not within the application site.
Adverse impact from construction works. Lorries and traffic block lane. Contractors vehicles should enter the site and not park in the lane. Signage should be provided to ensure this.	A construction management statement condition is proposed to mitigate any impacts.
Trees to the left of the new site road have been removed - will these be replaced by the developer.	Not within the application site, however, a landscape condition for the application site is proposed as requested by the Arboriculture Officer.

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) Impact on trees

(i) Principle of development

This application seeks only to amend the previously approved site layout in respect to position and shape of site road and minor changes to design of dwellings. The principle of residential development is therefore established in this case, and the scope of consideration of this application is principally to consider the impact of the amendments in the context of any policy or contextual changes that have occurred since the original permission was granted.

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

The alterations to the access are minor and would not result in loss of planting. The proposed changes to the detailed designs of the dwellings are modest in scale and involve works in accordance with the scale and overall design of the approved scheme. As such the proposal is not considered to materially change the impact on the character and appearance of the area compared to the original approval.

(iii) Impact upon residential amenity

The proposed dwellings are sited away from the boundaries with existing dwellings and the proposed amendments are not considered to impact residential amenity to any greater extent than the approved scheme.

(iv) Impact on trees

The changes to the access involve a reduction in Cell-Webb within a protection area. This follows the removal of a line of poor quality Macrocarpas and as such this extension of Cell-Webb is no longer required. However there is no new planting forwarded within the Arboriculture report showing mitigation planting and there is now a good opportunity to include new trees within the scheme, and a condition in this respect is recommended.

8 Conclusion

In conclusion, it is considered that the proposed variations remain consistent with the nature and scale of the original approval, and are acceptable subject to appropriate conditions

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/01047 subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory

Purchase Act 2004.

- 2 No development hereby permitted nor any related site clearance shall commence until a Construction Management Statement and plan specifying the provision to be made within the site and/or on other land nearby for:-
 - the parking (throughout the clearance and construction period) of construction vehicles and of other vehicles delivering/removing materials and other items to/from the development site
 - materials storehave been submitted to and approved in writing by the Local Planning Authority. Thereafter, throughout such site clearance and implementation of the development hereby permitted, all such temporary parking provision shall be provided and used only as such.

Reason: To safeguard the amenities of the locality and in the interests of safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011.
- 3 Works to trees identified in Section 2.0 of the Ecological Scoping Appraisal: Addendum Relating to Bats (Environmental Project Consulting Group, November 2012) submitted in respect of APP/14/00064 shall be carried out in accordance with the recommendations specified with respect to the trees identified in the report. Upon completion of the tree works, a brief sign off report shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that development does not adversely harm the wildlife on the site and having regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) which forms part of the Development Plan and National Planning Policy Framework, March 2012.
- 4 The development shall be carried out fully in accordance with the Ecological Scoping Appraisal and Recommendations for Minimising Ecological Impact produced by the Environmental Consulting Group in respect of APP/14/00064.

Reason: To ensure that development does not adversely harm the wildlife on the site and having regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) which forms part of the Development Plan and National Planning Policy Framework, March 2012.
- 5 The layout, depth and capacity of all foul and surface water drains and sewerage disposal including proposed to serve the same, the treatment of existing water courses and ditches and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) shall be in accordance with the details approved by the Local Planning Authority under APP/14/00064 unless other wise agreed in writing by the Local Planning Authority. No dwelling or building shall be occupied until completion of the implementation of its drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.

- 6 The layout of all foul and surface water drainage and other underground services proposed to serve that development shall be in accordance with the details approved by the Local Planning Authority under APP/14/00064 unless other wise agreed in writing by the Local Planning Authority.
Reason: To safeguard against undue damage to existing trees and/or other vegetation at and in the vicinity of the site and having due regard to policies D1 and L6 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 7 No above ground development hereby permitted shall be commenced until a detailed soft landscaping scheme, including a new tree planting schedule, for all open parts of the site not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs 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 or shrub 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, March 2012.
- 8 Materials for the construction of the buildings hereby permitted shall be in accordance with the samples and details approved by the Local Planning Authority under APP/14/00064 unless other wise agreed in writing by the Local Planning Authority.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.
- 9 Materials for the construction of the hardsurfaced areas shall be in accordance with the samples and details approved by the Local Planning Authority under APP/14/00064 unless other wise agreed in writing by the Local Planning Authority.
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, March 2012.
- 10 The alignment, type, height and, construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure shall be in accordance with the samples and details approved by the Local Planning Authority under APP/14/00064 unless other wise agreed in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Authority, the development hereby permitted shall not be brought into use prior to the completion of the installation of all screening provision as is thus approved by

the Authority. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.

Reason: To safeguard 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, March 2012.

- 11 The dwellings hereby permitted shall not be occupied until the access and highway improvements to Redlands Lane have been carried out in accordance with details shown on Drawing No.111036/PO6A approved under APP/14/00064 and prior to the occupation of the last dwelling to be occupied, surfacing with fine gravel shall be carried out in accordance with the Design and Access Statement 'Track Surfacing', submitted with the current application. A specification for the fine gravel shall first be submitted to and agreed in writing by the Local Planning Authority.
Reason: In the interests of highway safety and the protection of trees and having due regard to policies DM11 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 12 The development shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of each dwelling and thereafter all of those spaces kept available for such purposes.
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, March 2012.
- 13 Notwithstanding the details shown on the plans hereby approved, the bathroom window at 1st floor level in the north side elevation of the dwelling at plot 1 shall:-
 - (i) consist of at least two lights divided horizontally with only the top light capable of being opened, and shall be maintained in that condition at all times;
 - ii) 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, March 2012.
- 14 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A, D, E and F of the Town and Country Planning (General Permitted Development) Order 2015, as amended, or any order revoking or re-enacting that Order, shall be erected within the curtilage of any dwelling.
Reason: In the interests of the character and amenities of the development having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, and the National Planning Policy Framework, March 2012.
- 15 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, there shall be no alteration to the roof of the dwellings hereby approved nor the addition of windows permitted by Part 1,

Classes B or C of the Town and Country Planning (General Permitted Development) Order 2015 as amended, or any Order revoking or re-enacting that Order, without the prior written approval of the Local Planning Authority.

Reason: In the interests of the character and amenities of the development having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 which forms part of the Local Development Framework, and the National Planning Policy Framework, March 2012.

- 16 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, or any order revoking or re-enacting that Order, no additional windows shall be formed at 1st floor level in the north side elevation of the dwelling at plot 1.

Reason: In the interests of the character and amenities of the development having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, and the National Planning Policy Framework, March 2012.

- 17 The garages hereby permitted shall be retained and kept available for the parking of cars at all times and shall not be converted to living accommodation.

Reason: To ensure the retention of adequate on-site car parking and to discourage parking on the adjoining highway in the interests of highway safety and local amenity and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.

- 18 The development hereby permitted shall be carried out in accordance with the following approved plans:

Layout plan SK 02c

Plot 1 (Drawing No.SK03

Plot 2 (Drawing SK04

Plot 3 (DrawiSK05

Plot 4 (DrawingSK06

Vehicle tracking plan Itb13408-GA-001

Arboricultural Impact Appraisal and Method Statement Ref: 16348-AA-DC

Tree protection plan ref 163483-BT1

Reason: - To ensure provision of a satisfactory development.