
Site Address:	108 London Road, Widley, Waterloooville, PO7 5AA		
Proposal:	Subdivision of plot to provide a further single 2-bedroom dwelling with access from London Road.		
Application No:	APP/17/01009	Expiry Date:	08/11/2017
Applicant:	Mr & Mrs Tomes		
Agent:	Mr tomes	Case Officer:	Rachael McMurray
	Tomes Architects		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located on London Road in Widley and comprises a large detached dwelling which has Grade II listing status. The original house dates back to 18th Century and was subsequently extended during the Georgian period with a new frontage and rear extension which forms the footprint of the present day dwelling. There is a gravel area which lies to the north of the dwelling which acts as the parking and turning area and also includes a detached, wooden framed car port. A private garden lies to the south of the dwelling and is enclosed a mixture of walls and fences. There are several TPO trees on the site. To the south of the site lies a garden nursery and to the east is a modern development of dwelling houses in Abbots Close.

2 Planning History

02/53941/003 - Crown lift to Beech tree (T2) subject to TPO 1274., PERM,12/11/2002
96/53941/001 - To take down 5 No. defective chimney stacks to roof level and rebuild to match existing, PERM,21/10/1996
96/53941/002 - Take down 5 no defective chimney stacks to roof level and rebuild to match existing, PERM,21/10/1996
07/53941/006 - Listed Building Application for internal restructure of part roof and realignment of external supporting wall., PERM,05/04/2007
07/53941/007 - Tree Works., UNK,
07/53941/008 - Application for crown lift to 4 metres and 30% crown reduction to 3No. Common Yews (T3, T4 and T5) subject to TPO 1274., PERM,14/06/2007
APP/17/01010 - Listed Building Consent for subdivision of plot to provide a further single 3-bedroom dwelling with access from London Road., DEL,

3 Proposal

Subdivision of plot to provide a chalet style 2no. bedroom dwelling with access from London Road. The development would include 2no. parking spaces on the site - one located within an attached garage. It would also include a conservatory at the rear. The dwelling would have a hipped roof with barn hip corners and a front projecting section with a cat slide roof. The dwelling would have a rear garden of 26.8m.

Amended plans were submitted on 11/12/17 addressing concerns with the roof outline and footprint, which would have had an adverse impact on the adjacent listed building.

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)
CS9	(Housing)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

DM20	(Historic Assets)
DM24	(Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)

Listed Building Grade: Grade 2
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

Initial response:

I have no objection to the group of shrubs/small trees to be removed.

It was noted that the levels into the site alter and this has not been acknowledged in the report, therefore more information will be required in order to make an informed decision as to how the levels will be dealt with so that the roots of trees T1, T2 and T3 and not disturbed.

The Yew tree (T6) is going to be enclosed in the rear garden of the new property. This large evergreen tree will dominate the garden and could lead to repeated pressure to prune/remove the tree because of the lack of usable garden space and loss of light. I therefore object to the proposals in their present form.

Further response:

The development is achievable in terms of protection and retention of the Yew, as shown in the arboricultural report, however once built I have concerns about how dominating the tree will be in the garden.

Officer Note - since these comments were provided, amended plans have been submitted which reduce the footprint of the dwelling by 36% and move the rear elevation further back from the Yew Tree within the rear garden.

Conservation Officer, Development Control

Initial response:

- I would consider the development needs to be signal storey in nature.
- Potentially designed like a former outbuilding that has been converted.
- This may hinder the number of bedrooms the applicant is able to achieve.
- Further thought given to how the plots are separated. Hedging would be more subtle and preferable

Response based on the amended plans submitted on 11/12/17:

The revised plans are now acceptable subject to conditions relating to levels and material samples.

National Amenity Society - Ancient Monuments Society

No comments received

National Amenity Society - Council for British Archaeology

No comments received

National Amenity Society - Georgian Group

No comments received

National Amenity Society - Protection of Ancient Buildings

No comments received

National Amenity Society - Victorian Society

No comments received

Twentieth Century Society

No comments received

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: 22/09/2017

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) Impact on trees
- (v) Other matters

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The application would comprise the subdivision of a site which includes a listed building and therefore the relevant policies relating to the protection of historic assets and the special elements of the environment within the Borough are relevant.

(ii) Impact upon the character and appearance of the area and adjacent listed building

This section of London Road features a variety of dwelling types, comprising mainly of more modern development to the north of the listed building. It is considered that the development of a small, chalet style bungalow would not appear out of character with the existing form of development on London Road and would be subservient in scale and massing to the listed building, which is partly obscured from view by the mature boundary screen along the frontage. The newly divided plot would include a rear garden of approximately 26m in depth which is more generous than properties in Abbots Close and comparable to those further north on London Road. It would also include parking on site which would be in accordance with the Council's adopted parking standards.

The dwelling would be set off the newly created boundary with the listed building by 0.8m, giving a total side to side separation distance of 12.4m. Since the submission of amended plans, the dwelling has been reduced from a full height, two-storey dwelling to a significantly smaller chalet style bungalow with a hipped roof, small dormer windows and roof lights. The building therefore now has the visual impression of being an outbuilding or ancillary building to the main dwellinghouse, as opposed to a completely new entity in a style which conflicts with the historic style of the main dwelling. This is discussed in more detail in the listed building application (APP/17/01010) which is being determined alongside this application.

(iii) Impact upon residential amenity

The only neighbour to be affected by the proposed dwelling is the listed building itself. However, given the reduced scale of the new dwelling, the separation distance and the absence of any side facing windows, the impact of the proposed dwelling would be limited and negligible. Also the applicant is the owner/occupier of the existing building and therefore is in acceptance of the proposed dwelling.

(iv) Impact on trees

The garden area contains several protected trees. The Council's Tree Officer has been consulted and has advised that they have no objection to the group of shrubs/small trees to be removed. They have noted that the levels into the site alter and this has not been acknowledged in the report, therefore more information will be

required in order to make an informed decision as to how the levels will be dealt with so that the roots of trees T1, T2 and T3 are not disturbed. It is considered that this information could be submitted and considered with a planning condition.

The Tree Officer has noted that the Yew Tree (T5 as shown on DN: C3260-02 C) is going to be enclosed in the rear garden of the new property. Whilst they recognise that the development is achievable in terms of protection and retention of the tree, they are concerned that this tree would dominate the garden and could lead to repeated pressure to prune/remove the tree because of the lack of usable garden space and loss of light.

Since these comments were provided, the footprint of the dwelling has been reduced and the dwelling is now further back from the Yew Tree (to the RPA) by 7m instead of 6m it is therefore considered that the relationship is now deemed to be acceptable and the development would not pose a risk to the retention of the tree.

(v) Other matters

The proposal is CIL liable for the amount of £11,648.57 which is payable on the commencement of development. The proposal is also required to make a contribution towards the protection of the SPA in line with Policy DM24 of the Local Plan. This contribution has been made in full and the relevant paperwork has been signed and completed.

8 Conclusion

The proposal is considered to be acceptable and is recommended for approval subject to the relevant conditions.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/01009 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:

Arboricultural Method Statement
Design and Access Statement
Heritage Statement
Amended site plan - DN: C3260-02 Rev C
Bungalow Images
Proposed Floor Plans - DN: C3260-03 Rev C
Proposed Elevations - DN: C3260-04 Rev B

Reason: - To ensure provision of a satisfactory development.

- 3 No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such 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.
- 4 No part of the development shall be first occupied until details of the type, siting, design and materials to be used in the construction of all means of enclosure including boundaries, screens or retaining walls, have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.
Reason: To safeguard the amenities of the locality **[and/or]** 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.
- 5 No development hereby permitted shall be commenced until a detailed soft landscaping scheme 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 DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 6 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted 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.

- 7 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 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.
- 8 The development hereby permitted shall not commence until a fully annotated plan at a scale suitable to clearly show the required level of detail in relation to the following matters has been submitted to and approved in writing by the Local Planning Authority. :
1. hard surfacing material type / product reference and colour,
 2. laying bond, edging or threshold detail/type
 3. cross section drawings to show construction detailing within the Root Protection Area (RPA) of existing trees,
 4. details of finished ground levels within RPA's of existing trees,
- The development hereby permitted shall not be occupied until the implementation of all such hard surfacing has been completed in full accordance with that specification.
Reason: In the interests of the amenities of the locality and the protection of on site trees and having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 9 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order, no extension or outbuilding permitted by Classes A or E of Part 1 of Schedule 2 to the 2015 Order (as amended) shall be constructed within the curtilage of the site without the prior approval of the Local Planning Authority.
Reason: To protect the amenity of the area and to secure satisfactory levels of private amenity space for future residents 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.
- 11 Details of the siting and design of any proposed external meter boxes/metal ducting flues, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. All work shall be carried out in full accordance with such approval.
Reason: to protect the character and appearance of the adjacent listed building and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the NPPF (2012).
- 12 No above ground work shall commence until manufacturers details of the proposed windows and doors have been submitted and approved in writing by the local planning authority. The window details to comprise:-
a) a 1:20 plan, section and elevation shown in relation to the opening into which it is to be set,

- b) full size glazing bar section,
- b) the method of opening and external finishes.

All work shall be carried out in full accordance with such approval and be retained thereafter.

Reason: To ensure the detailing is appropriate to the setting of the adjacent listed building 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.

- 13 The development hereby approved shall be carried out in strict accordance with the Tree Report prepared by James Fuller Arboriculture July 2017.

Reason: To ensure the protection of on site protected trees and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.