

east of the main house would retain their originally approved position. As such the principle elevation of the main property would now be set slightly further, as opposed to set slightly back from, the front elevation of the garage. No further alterations to the layout or external appearance of the property or the associated curtilage are proposed.

- 3.4 The purpose of re-siting part of the property is to allow adequate space for the placement of new manholes to the rear of the dwelling. The proposal follows discussions between the applicant and Southern Water regarding sewerage and drainage provision for the approved dwelling.

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)
CS21	(Developer Requirements)
CS9	(Housing)
DM10	(Pollution)
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)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

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: 9

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 5

Comment	Officer Comment
Concern regarding impact of surface water run off upon neighbouring properties	Details to be required by condition
Concern that access to property would not be of adequate width for persons who use wheelchairs; concern that proposal would not meet building regulations requirements in this regard	Buildings regulations assessment to be conducted as part of separate application
Concern regarding negative impact of proposal upon character of the area	Addressed in section 7 of report
Concern regarding incongruous appearance of 1.8m high boundary fence	Addressed in section 7 of report
Concern that reduction in parking area will result in increased on street parking	Addressed in section 7 of report
Drainage and soakaway provisions have not been indicated on submitted plans	Details to be required by condition

Summary:

Comment:

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 available external amenity space
- (iii) Impact upon the character and appearance of the area
- (iv) Impact upon residential amenity
- (v) Highway matters
- (vi) Drainage and flood risk
- (vii) Developer contributions / CIL

(i) Principle of development

7.2 The site is within the urban area where Policy AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements) and Policy CS17 (Concentration and Distribution of Development within the Urban Areas) supports development on underused land within the urban area. Furthermore Policy CS9 supports the provision of housing and the principle of development is supported.

7.3 Permission has already been granted for a dwelling of similar scale, appearance and arrangement within the site. As such a solid precedent for the development has been established.

(ii) Impact upon available external amenity space

7.4 The re-siting of the dwelling would result in a reduction of the external amenity space to the front of the proposed bungalow by 0.72m, reducing the depth of the front garden, the only external amenity area which would serve the property, from 7.2m to 6.5m. This would reduce the available amenity space to further below the area recommended within the guidance, which is already fallen short of by the previous approved scheme. However, the reduction in area would not be substantial within the

context of the previously approved scheme and would be reflective of other external amenity spaces within the highly varied locality, notable comparable to the gardens of 21 to 33 London Road and the properties of Oakhurst Gardens, due south-west of the site. As such the proposal would be acceptable in this regard.

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

7.5 The area comprises a mix of dwelling types and styles which are generally of traditional character and materials. The proposed dwelling would be of traditional pitched roof design and of brick and tile construction. The re-siting of the dwelling by 0.72m to the south would bring the property slightly forward of the predominant building line within the street, but would not appear incongruous given the staggered arrangement within the existing street scene.

7.6 Relative to the previous approved scheme the outward appearance of the application property would not be substantially altered. The proposed alteration to the position of the bungalow within the site or relative to the garage would not have a significant or negative impact upon the visual amenity or character of the application site or the street scene. The proposal would be in accordance with Policy CS16 of the Local Plan.

(iv) Impact upon residential amenity

7.7 No significant increase in overall footprint, height or scale is proposed relative to the previously approved scheme nor is any additional glazing. Owing to the relationship between the approved bungalow and the neighbouring dwellings to the east and west of the site the repositioning of the main property by 0.72m to the south would not impact significantly upon the privacy, outlook or light of 8 London Road or 1 the Brow, nor the two facing properties to the southern side of the fronting road. With regard to 10 London Road the proposed bungalow would be located slightly further from the common boundary than as previously approved resulting in a slight benefit to the amenity of the neighbouring property to the north.

7.8 An objection comment has been received from an occupant of an adjacent property expressing concern regarding the impact of the proposal upon the character and amenity of the area, with particular reference made to the 1.8m high boundary fence to the southern border of the application site. As noted above the relocation of the main property by 0.72m to the south would not be considered to represent a significant negative impact upon the appearance of the dwelling or the street scene or upon the amenities of surrounding properties relative to the previous grant of planning permission. The boundary fence referenced in the objection comment would be unaltered relative to that which was permitted under the previous application, as detailed on approved plan APP/16/00409. Notwithstanding this, details of boundary treatments will be required by condition for submission and approval by the Local Planning Authority prior to the commencement of development. In the interest of protecting the future amenity of neighbouring residential properties the following condition will also be applied: removal of permitted development rights for alterations to the roof and the construction of extensions and outbuildings.

7.9 With consideration to the above points it is assessed that the proposed development would be in accordance with Policy CS16 of the Local Plan in respect of neighbour impact.

(v) Highway matters

- 7.10 The site would be accessed from the existing crossover to The Brow and would be unaltered relative to the previous permitted scheme. Relative to the previously approved scheme the current proposal would not result in a net reduction in parking provision or any significant reduction in available turning space. The front parking area whilst reduced in size from the previously approved plan is approx 5.2 m by 6m and would provide adequate space for the parking of 2 cars.

(vi) Drainage and flood risk

- 7.11 Drainage is proposed in the form of soakaways; further details of the drainage provision will be required via a planning condition for submission and approval prior to the commencement of development. The current proposal has been made following discussions between the applicant and Southern Water in order to improve sewerage and drainage provision for the property. It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order a Adequate soakaway or infiltration system b Water course c Where neither of the above is practicable sewer.
- 7.12 An objection comment has been received from an occupant of an adjacent property expressing concern regarding surface water run off and foul drainage arrangements. As stated above details of surface water and foul drainage provision will be required ahead of commencement of development; approval of the details will be subject to positive responses from the Drainage Engineer and other relevant consultees.

(vii) Developer contributions / CIL

- 7.13 A contribution towards the SPA is required under Policy DM24 of the Allocations Plan. The relevant contribution has previously been paid. The application is CIL liable for £5394.64; the relevant forms have been provided and a draft liability notice previously sent.

8 Conclusion

- 8.1 The proposal is considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00051 subject to the following conditions

- 1 The development must be begun not later than 13 April 2020.
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:
1701P01 Rev D - Elevations and Floor Plans
1701P02 Rev D - Site Sections
Block Plan
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(s) 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.
- 4 No development shall take place until plans and particulars specifying the following matters have been submitted to and approved in writing by the Local Planning Authority:
(i) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development;
(ii) The provision to be made within the site for a material storage compound during site clearance and construction of the development.
Thereafter, throughout such site clearance and implementation of the development, the approved parking provision and storage compound shall be kept available and used only as such.
Reason: To safeguard the amenities of the locality and/or in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework
- 5 Notwithstanding the submitted details 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.

- 6 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A, B, C and E of the 1995 Order, as amended, shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority.
Reason: In the interests of the character and amenity of the area having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy 2011 and the National Planning Policy Framework 2012.
- 7 The car parking within the garage, 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
- 8 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension / building hereby permitted the windows in the bathroom window in the north elevation facing the boundary with 10 London road shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.
Reason: In the interests of the amenities of the occupiers of the nearby property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 9 The existing hedgerows adjacent the boundary with No 10 London Road shall be retained at a height of no less than 2.2m above ground level and, shall be protected from damage for the duration of the works on the site by the erection of a 1.2m minimum height chestnut paling fence to BS 1722 Part 4 standard securely mounted on 1.2 m minimum height timber posts driven firmly into the ground along a line to be agreed in writing with the Local Planning Authority. Any parts of hedges or hedgerows removed without the Local Planning Authority's consent or which die or become, in the opinion of the Local Planning Authority, seriously diseased or otherwise damaged within five years following contractual practical completion of the approved development shall be replaced as soon as is reasonably practicable and, in any case, by not later than the end of the first available planting season, with plants of such size and species and in such positions as may be agreed with the Local Planning Authority.
Reason: To ensure the continuity of amenity afforded by existing hedges or hedgerows and having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 10 Notwithstanding the submitted details 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 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.

- 11 The garage 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 local amenity and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.