
Site Address: 32 Fifth Avenue, Havant, PO9 2PL
Proposal: Installation of a paved area of front garden to allow off road parking.
Application No: APP/17/01185 Expiry Date: 01/01/2018
Applicant: Mr Clements
Agent: Case Officer: Harriet Pitney
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a detached, residential bungalow (with living accommodation within the roof), located on the northern side of Fifth Avenue, comprising elevations of brick construction with a tiled pitched roof.

The application site is located within a modern development of residential properties, all of the same age, albeit slightly varied in terms of their design and holds a prominent position being the first property on entrance to the development.

The property currently benefits from a front garden area which is primarily laid to lawn. Access to the single storey garage associated with the property is to the rear (via Poppy Way) which provides off-road parking provision.

2 Planning History

APP/14/00775 - Discharge of Conditions 24, 26 and 27 of Planning Permission
APP/12/01222 (Part B - Outline permission for Copseys Nursery site),
SPL,17/10/2014

APP/14/00986 - Discharge of Condition Nos. 8 and 26 of Full Planning Application
APP/12/01222 (A) and Condition Nos. 10 and 28 of Outline Planning Permission
APP/12/01222 (B)., PERM,31/03/2015

APP/14/01284 - Discharge of Condition No/s: (Manor Farm) (A) 19, 21, 23; (Copsey's Nursery) (B) 4, 5, 6, 7, 9, 16, 17, 22, 24 of Planning Permission APP/12/01222,
PERM,31/03/2015

APP/15/00746 - Discharge of Condition No/s 24, 29 and 30 of Planning Permission
APP/12/01222 for the outline application for Copseys Nursery for the erection of 100 dwellings with 65 open market units comprising 9No 5 bed, 22No 4 bed, 27No 3 bed and 7No 2 bed houses and 35 affordable units comprising 5No 4 bed, 19No 3 bed and 11No 2 bed houses, public open space, allotments, farmers/vegetable market building and car park. , SPL,10/11/2015

3 Proposal

This application is for the Installation of a paved area to the front garden of 32 Fifth Avenue to allow for off road parking. This application has been submitted following Condition 19 of planning permission APP/12/01222 (under which the property was built) which sought to remove Permitted Development rights for Class F, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

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)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

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

5 Statutory and Non Statutory Consultations

Highways Engineer, Development Engineer

Fifth avenue is not adopted highway,also is not a classified road and if it does not drain to the highway then planning permission is not required unless the original application for the development is not discharged.

As the representative of the Highway Authority could not recommended refusal on highway safety grounds given the guidance in the NPPF that an application can only be refused on cumulative harm on the highway network.

I have no adverse comment on this application other than my advice that crossing will need to be modified (an informative has been placed on the planning decision notice on this basis).

Landscape Team

32 Fifth Avenue is located at one of the main site entrances associated with the Manor Farm development in Denvilles.

- Landscape proposals associated with the original planning consent were approved to provide an attractive tree lined approach into the development (refer extract below). From a landscape design perspective, the introduction of vehicular hardstanding in this location is not considered appropriate. There is a recently planted privet hedge and whitebeam tree that will be adversely impacted by the proposed hardstanding. The tree currently has a reasonable space and volume of soil to establish – this would be compromised by

introduction of the hardstanding.

- The existing drop-kerb identified by the applicant is not a means of vehicular access – it is an existing pedestrian crossing clearly defined with blister tactile paving flags. The footway has not been designed for vehicular over-run and the tactile flags would be damaged. We are particularly concerned the proposed vehicular hardstanding will introduce an unacceptable safety conflict for pedestrian users accessing the site. The proposed hardstanding is limited in size with no provision for vehicular turning, so vehicles would reverse across the pedestrian crossing on access or egress. We anticipate the provision for the existing pedestrian crossing is likely to be protected by a Section 106 agreement.
- The application makes no provision for surface water drainage. The original development application relied on a comprehensive and complex flood risk assessment and drainage strategy that required approvals and sign-off from the Environment Agency and Highway Authority. The roads, footways and associated sustainable drainage system have not been adopted by the Highway Authority, but are instead being managed and maintained by a privately management company. Whilst the construction of a single vehicular hardstanding in lieu of permeable soft landscape may not significantly alter the whole site drainage, our concern is that a precedent could be set for other dwellings to seek hardstandings, which cumulatively could impact site drainage.

On this basis, HBC Landscape Team recommends the application is refused.

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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary: No representations received.

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) Effect on neighbouring properties
- (iv) Highway Implications

(v) Surface Water Drainage

(i) Principle of development

- 7.2 The application site is located within the defined urban area, therefore development is considered to be acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

- 7.3 32 Fifth Avenue is located at one of the main site entrances into the Copseys/Manor Farm development and as such the proposed hardstanding subject of this application would be readily visible from the public realm and streetscene of Fifth Avenue.
- 7.4 The property currently benefits from a relatively large front garden area which is primarily laid to lawn with a privet hedge defining the front boundary. Whilst it is acknowledged that the loss of some of the landscaping evident to the front of the property is regrettable, it is important to recognise that the majority of properties within fifth avenue benefit from a hardstanding to the front which provides off-road parking provision, including the properties immediately opposite which are located within the new development site. On this basis, it is not considered that the proposal would be out of keeping or adversely affect the character and appearance of the area.
- 7.5 It is acknowledged that the Councils Landscape Team have raised concerns in respect of the proposed development, primarily by virtue of the loss of the hedge and whitebeam tree. At the time of the officer site visit, it was noted that the tree referred to by the Landscape Team has not been planted in the position intended and as such the proposed hardstanding would be unlikely to affect the existing whitebeam tree. It is noted that the existing privet hedge will need to be removed to facilitate the hardstanding, however, the applicant proposes to relocate the hedge to retain the verdant character associated with the entrance to the site. A condition has been recommended on this basis to retain the landscaping.
- 7.6 Furthermore, the applicant proposes to utilise block paving for the proposed hardstanding which is considered to be acceptable and sympathetic to the design of the main highway which currently comprises tactile paving.
- 7.7 On the basis of the above, it is considered that the proposed hardstanding would not result in a significant adverse impact on the character and appearance of the area by virtue of the other examples in the streetscene together with the retention and relocation of the privet hedge. It is also important to acknowledge that the property will still benefit from an area to the front of the property which is laid to lawn and there is a further area of green amenity space on entrance to the site. As such, it is not considered that the loss of the landscaped area to the western side of the front garden area would result in any impact which would be considered harmful to the visual amenity of the locality and would therefore meet the requirements of Policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

- 7.8 By virtue of the nature of the proposed development, it is not considered that the implementation of a hardstanding to the front of the application site would result in any impact which would adversely affect the amenity of any surrounding or adjacent neighbours and would therefore meet the requirements of Policy CS16 of the HBLP (Core Strategy). It is acknowledged that no representations have been received in

relation to this application.

(iv) Highway Implications

- 7.9 As the proposed development incorporates a new hardstanding which is intended for off-road parking provision, the Councils Development Engineer has been consulted in respect of this application. Whilst no objection has been raised and it is not considered that there would be any cumulative impact on the highway network, a concern has been raised by both the Landscape Team and Development Engineer in terms of the proposed crossing over an existing pedestrian crossing. The Councils Development Engineer has advised that the existing dropped kerb pedestrian crossing will need to be modified to a longer vehicle crossing. This work would require the consent of the management company as Fifth Avenue is not an adopted highway and an informative has been recommended on this basis.

(v) Surface Water Drainage

- 7.10 The landscape team have raised concerns regarding the provision for surface water drainage as a result of the proposed hardstanding. Having discussed this with the applicant, a specification has been provided which indicates that a soakaway system is to be provided and aco rain drain channels from edging to edging on a concrete bed are to be provided. On this basis, it is not considered that the implementation of the hardstanding would result in any adverse impact in terms of surface water drainage.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have a limited and acceptable impact on the neighbours, would not result in a significant adverse impact on the character and appearance of the area and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/01185 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 external materials used shall be as indicated on the hereby approved specification (Marshalls Savanna Traditional Drive way in accordance with the email received 12th December 2017) unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 The landscaping works shown on the approved plans (proposed hardstanding-

dated 12th December 2017) shall be carried out in accordance with the approved details. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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

Site location plan (Drawing No: P754/CON/01)- received 6th November 2017

Block plan- received 6th November 2017

Proposed hardstanding plan- received 12th December 2017

Proposed specification for Hardstanding- received 12th December 2017

Details of materials (Drivesett Savanna Block Paving)- received 12th December 2017

Reason: - To ensure provision of a satisfactory development.