

Site Address: Site of, 8 Downham Close, Waterlooville
 Proposal: Reserved matters application following outline planning permission
 APP/17/00867 for access, appearance, landscaping including tree protection, layout
 and scale.

Application No:	APP/18/00048	Expiry Date:	14/03/2018
Applicant:	Mr Bailey Larchwood Properties		
Agent:	Mr Windsor	Case Officer:	Bee Crawford
Ward:	Hart Plain		

1 Site Description

2 Planning History

3 Proposal

4 Policy Considerations

Havant Borough Local Plan (Core Strategy) March 2011

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

Arboriculturalist

No objection providing the protective fencing is erected in accordance with BS5837:2012 and is in place before any work starts and as shown on drawing received 11 January 2018.

Building Control

No adverse comments

Developer Services, Southern Water

Southern Water has no objections to the above Reserved matters application relating to access, appearance, landscaping, layout and scale.

Southern Water requires a formal application for a connection to the foul and surface water sewers 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. It should be noted that Southern Water is currently consulting on the New connections charging process as directed by Ofwat. Please refer to Southern Water's website <https://www.southernwater.co.uk/new-connections-charging-consultation> for further details.

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".

NB: Informative recommended

Engineering/Drainage

No drainage observations

Highways Engineer, Development Engineer

The Highway Authority have no adverse comment to this application

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: 10

Number of site notices: 1.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
The original design statement stated "Whilst we are proposing a bedroom over the garage we would envisage that the roof line would be lower so that the bedroom is set within the roof with dormer or velux windows. This would respect the predominantly single storey dwelling adjacent". The design submitted does not conform to that statement. The bedroom over the garage is full height and due to the close proximity to my bungalow (approx 1 metre), will block daylight to the 3 windows on the south side of my property. I request the design is changed to align with the original design statement, i.e. Dormer or Velux windows to mitigate impact to my property.	See section 7.
The revised design addresses my previous concerns, I have no further objections.	See section 7.

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) Highways and parking
- (v) Developer contributions

(i) Principle of development

- 7.2 The application site is situated within an urban area where further development is considered acceptable provided that the development is in accordance with the Development Plan and all other material planning considerations. A detached dwelling was previously on the site, therefore the principle of development is already established.

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

- 7.3 The immediate locality is residential in character comprising a mix of two storey semi-detached properties, detached chalet dwellings and bungalows situated within a cul-de-sac. The site has been a vacant building plot since the demolition of the detached chalet style dwelling and attached garage approximately 6 years ago. The original drawings were for a detached four bedroom property with an integral garage and accommodation over. However following Officer concerns together with a site visit to the neighbouring property to the north, amended plans were submitted reducing the size of the property to a three bedroom dwelling with an attached garage.

- 7.4 It is considered the proposal complies with the advice laid out in Local Plan Policy CS16 (High Quality Design). The proposed dwelling would have a rear garden depth comparable with other dwellings in the locality and acceptable for that of a three bedroom dwelling. Although the dwelling is of a different design to what was previously on the site, it is considered it would sit comfortably within the character of the immediate area and is not out of keeping with the established pattern of development within the streetscene.

(iii) Impact on residential amenity

- 7.5 The proposed new dwelling will extend across the majority of the width of the site with a distance of approximately 0.9 metres to the southern boundary and 1 metre reducing to 0.7 metres to the northern boundary. It would not project beyond the front elevations of the adjacent properties. The property to the south is a two storey semi-detached property with an attached garage to the northern side. There are only high level windows in the southern elevation of the ground floor sun lounge of the new dwelling. Whilst there are windows in the northern elevation of the neighbouring property at ground and first floor, there is a distance of 2.4 metres at ground floor and 4.6 metres at first floor to the shared boundary which is considered to be acceptable.

- 7.6 The property to the north of the site is a detached bungalow with some accommodation within the roofspace. Concerns were raised by the occupier of this property when the original plans were submitted regarding the height of the property, the proximity to the dwelling and the resulting effect on the light available to the rooms in the roof. However following the submission of amended plans, the neighbour confirmed the revised design addressed their concerns and had no further objections.

- 7.7 Whilst there are windows and doors in the northern elevation of the sun room, it is approximately 6 metres from the boundary with number 10 Downham Close and it is judged this would not give rise to any unacceptable degree of overlooking. There are no other windows in the northern elevation of the proposed property.
- 7.8 There are two windows at first floor in the rear elevation of the new dwelling, however they are of a modest size and set in from the sides. Whilst it is acknowledged there would be a degree of overlooking of the rear gardens of the neighbouring properties, the site is situated in an established residential area with the dwellings in relatively close proximity and therefore an accepted characteristic of the area.
- 7.9 The footprint of the proposed dwelling aligns with number 6 with a projection of approximately 1.5 metres beyond the rear elevation of the neighbouring property to the north at number 10. It is therefore considered there would not be any unacceptable loss of light or impact on outlook on rear or front windows of the properties immediately adjacent to the site.
- 7.10 The property opposite is deemed far enough away for any impact to be negligible and it is considered any impact on the property to the rear would be minimal..

(iv) Highways and parking

- 7.11 There are three bedrooms proposed in the property, subsequently there will be a requirement for two on site parking spaces as recommended in the HBC Parking SPD (July 2016). The proposed block plan submitted reflects this and a condition is recommended for the garage to be kept available for the parking of cars at all times and not converted to living accommodation.
- 7.12 There is an existing section of dropped kerb to the front of the site and this will be utilised by the new dwelling to provide vehicular access.

(v) Developer contributions

- 7.13 The CIL rates to be applied to development are set out in the Havant Borough Community Infrastructure Levy Charging Schedule, which was adopted by the council on the 20 February 2013. This followed two public consultation exercises and an Examination into the Charging Schedule by an independent Examiner. The Examiners Report concluded that the Havant Borough Council Community Infrastructure Levy (CIL) Charging Schedule provided an appropriate basis for the collection of the levy in the borough. The levy is charged at £80 per square metre (plus indexing) on new floorspace (measured as gross internal area) in Havant.
- 7.14 The proposal would result in new residential development which is Community Infrastructure Levy (CIL) liable and the appropriate forms have been submitted. The gross new internal floor space for the dwelling has been calculated by the applicant as 115 sqm which generates a total CIL liability of approximately £12,403.57.
- 7.15 This development would also increase the number of dwellings within the 5.6km zone identified as significant in potentially increasing recreational pressure on the Solent SPA. Natural England's advice in regard all new housing development within this zone is that it is likely to have a significant effect on the SPA. Policy DM24 of the Allocations Plan, covers this issue and allows for a financial contribution to be made towards mitigation measures. This is currently set at £181 per dwelling to the Solent Disturbance Mitigation Project, although this was paid with the previous outline

application. The proposal therefore accords with Policies CS11, CS21 (Developer Contributions) and DM24.

8 Conclusion

- 8.1 The proposal is deemed to be a form of sustainable development which is in accordance with the relevant Local Plan policies and the National Planning policy Framework. It is considered that the proposal is unlikely to appear overbearing or lead to unacceptable overlooking and would have minimal impact on the properties immediately adjacent to, opposite or to the rear of the application site, meeting the requirements of policy CS16 of the HBLP (Core Strategy). The application is therefore considered to be acceptable and is recommended for approval.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT APPROVAL OF RESERVED MATTERS** for application APP/18/00048 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 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 has 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.
- 3 No development shall take place until finished floor levels for the proposed building relative to agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.
Reason: In the interests of the amenities of the area having due regard to policy CS16 of the Havant Borough Local Plan 2011 and the National Planning Policy Framework 2012.
- 4 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.

- 5 No development hereby permitted shall be commenced until a more 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 CS11.1, CS11.2, CS11.4, CS12, CS16, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 6 No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use until the implementation of all such hardsurfacing has been completed in full accordance with that specification.

Reason: In the interests of the amenities of the locality and having due regard to policies CS11.1, CS11.4, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 7 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.
- 8 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: In the interests of the amenities of neighbouring properties and to ensure the retention of adequate on-site car parking in accordance with standards adopted in the Havant Borough Residential Parking and Cycle Provision SPD 2010 having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 9 The development must be undertaken in accordance with drawing number DC001 Rev C and tree protection zone details received 11 January 2108 to protect the oak tree.
Reason: Policy DM8 to protect the conservation and enhancement of existing natural features.
- 10 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension shall be constructed within the curtilage of the site without the prior approval of the Local Planning Authority.
Reason: In the interests of the amenities of the immediate locality and having due regard to policies CS16 of the Havant Borough Local Plan (Core Strategy) 2011 which forms part of the Local Development Framework.
- 11 The development hereby permitted shall be carried out in accordance with the following approved plans:
Drg no. 001 Rev C Location and block plan
Drg no. 002 Rev C Proposed elevations and floor plans
Schedule of materials
Tree protection fencing details
Reason: - To ensure provision of a satisfactory development.