

Recommendation: **GRANT PERMISSION**

AL1	(Presumption in Favour of Sustainable 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

Building Control, Havant Borough Council

No adverse comments

Crime Prevention -Minor Apps

No comments received

Southern Water

No comments received

Environmental Health

I have read through the documentation provided by the applicant and have no objection to the development. I would however ask that the following condition and informatives be added to any approval that may be granted.

Condition 1:

The applicant to confirm that the acoustic mitigation measures to be employed with regard to the building envelope, including fenestration and ventilation, will meet BS8223:2014 standards as recommended for indoor ambient noise levels for dwellings, especially in relation to living rooms and bedrooms i.e during the day (07:00 to 23:00) 35 dB L Aeq,16 hour and at night (23:00 to 07:00) 30 dB L Aeq,8 hour for bedrooms.

Reason: To ensure the residential amenity of the property is not impacted upon by any internal or external noise levels.

Officer Comment:

As the extension is already used for bedrooms and other habitable rooms in association with the existing dwelling this condition is not considered to be reasonable to impose.

Informatives:

Regarding Hours of Work:

You are hereby requested to ensure that no works or ancillary operations associated with any demolition, excavation, clearance and construction works at the development, which are audible at the site boundary, shall take place on any Sunday or Bank / Public Holiday, nor on any other day except between the following times: Monday to Friday: 8.00 – 18.00 and Saturday: 8:00 – 13.00.

This is in order to protect the occupants of nearby residential properties from noise and vibration nuisance

Regarding Bonfires:

You are hereby requested to ensure that no bonfires take place on this site, during any phase of the operation i.e. demolition, excavation, clearance and construction works. If you feel you have a legitimate reason for a bonfire, it is recommended you enquire with the Environmental Health Pollution team, at Havant Borough Council, prior to taking this action.

This is in order to protect the occupants of nearby residential properties from smoke pollution.

Regarding Dust Control:

You are hereby requested to ensure that dust mitigation measures are put in place,

to prevent any potential dust nuisance from occurring during the demolition, excavation, clearance and construction phases of the development. This is in order to protect the occupants of nearby residential properties from dust pollution.

Regarding light pollution:

You are hereby requested to ensure that any external lighting that may be installed on this site, within the grounds or attached to the proposed building, is so positioned so as not to cause nuisance.

This is in order to protect the occupants of nearby residential dwellings from light pollution.

Highways Engineer, Development Engineer

The Highway Authority has no adverse comment on this application but would point out that the access to the existing garages should be within the red line.

Public Spaces

No comments received

Waste Services Manager

No concerns over waste collection.

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: At least one site notice exists - check the number.

Statutory advertisement: Not applicable.

Number of representations received: None

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/parking issues
- (v) Developer Contributions

- (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 provision of a separate unit of accommodation would make a small contribution to the Councils Housing needs.

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

The proposal would not result in significant changes to the external appearance of the building as it relates to a change of use of the existing side extension as a self contained dwelling.

Externally the rear garden would be divided but would retain a depth of approx 9.5m, this is considered acceptable.

The proposed change of use would also lead to increased activity within the close, however, the use is not considered to significantly adversely impact the character and appearance of the area.

(iii) Impact upon residential amenity

There are two main impacts identified, firstly to the neighbouring properties and secondly to the occupiers of the new unit.

With regard to the neighbours, the existing property 6 Morelands Court would retain a private rear garden of the same depth but lesser width than the existing. There is a rear access route to the property to allow for bin storage. It is considered that subject to suitable new boundary treatment this arrangement would be acceptable in terms of the amenities of the retained unit. A boundary treatment condition is recommended.

Any additional impacts on properties to the north or south beyond No.6 are considered to be limited and acceptable.

In terms of the amenities of the new property, a 9.5 approx deep rear garden would be retained and this consistent with other properties in the locality. Bin storage can be provided on site. It is considered that the development would provide adequate residential amenity.

Highways/parking issues

The new dwelling would have two bedrooms and the existing property would have 3 bedrooms. It is therefore necessary under the Council's Parking Standards to provide 2 spaces for each of the properties. The application plan demonstrates that this can be achieved utilising the garage block, land in front of the garages and the front garden to the new unit. A condition is recommended to ensure that the spaces are allocated to each of the properties and provided on site prior to occupation of the new unit. Cycle parking is also required and can be secured by condition.

Developer Contributions

The provision of an additional dwelling results in a need for payment of the Solent Recreation Mitigation Payment and this has been secured by the payment of £181 + monitoring and Admin fees. The development therefore meets the Habitats Regulations requirements in relation to the SPA designations.

CIL will not be required in this case as no new floorspace is being proposed.

8 Conclusion

In conclusion, the proposed development is considered acceptable in principle, would

have an acceptable impact on the character and appearance of the area and neighbours residential amenities. Parking can be provided in accordance with the Councils standards and SRMP contribution has been made. Planning permission can therefore be recommended.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/01149 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:
Location Plan Serial No. 00080505 received 2nd January 2018
Site Layout Plan Drawing No. 4917/500
Existing/Proposed Elevations Drawing No. 3727/6 - Rev F
Proposed Ground Floor Plan Drawing No. 4917/2
Proposed First Floor Plan Drawing No. 4917/4
Design and Access Statement dated 24th October 2017
Applicant email dated 22nd December 2017
Reason: - To ensure provision of a satisfactory development.
- 3 No part of the development shall be first occupied as a separate dwelling 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.
- 4 Prior to the development being first used as a separate dwelling a plan showing the proposed car parking, cycle parking, servicing and other vehicle access arrangements to serve the existing and proposed dwelling and allocated to each property shall be submitted to and approved in writing by the Local Planning Authority. The car parking, cycle parking, servicing and other vehicular access arrangements subsequently approved to serve the existing and proposed dwellings shall be made fully available for use prior to the proposed dwelling being first brought into use as a separate dwelling 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.