

Site Address: 44 Braishfield Road, Havant, PO9 2HS
Proposal: Demolition of existing garage and erection of 1No. 2 bed semi-detached dwelling. Front extension to No. 44 to bring front extension in line with new dwelling.
Application No: APP/17/01049 Expiry Date: 21/11/2017
Applicant: Mr Byng
Agent: Mr Galloway Case Officer: Emma Chisnall
Peter Galloway Partnership
Ward: Bondfields

- 3.1 Demolition of existing garage and erection of 1No. 2 bed semi-detached dwelling. Front extension to No. 44 to bring front extension in line with new dwelling.
- 3.2 The works involve the demolition of the existing detached garage to the north and an existing brick outbuilding to the rear of No 44. The works are proposed to retain the existing curtilage boundary and shall not breach the area of green space to the north in any form. The works shall alter the front appearance of No 44 and remove the existing first floor front terrace and replace it with a matching mono-pitch roof to that of

the new dwelling. A new drop kerb shall be installed to the front with the curtilage boundary removed to allow additional parking accommodation on the site of No 44 and the new dwelling.

- 3.3 The approved plans show a shed to be erected in the rear amenity space of No 44 however this part of the development can be built under permitted development rights and without planning permission and therefore has not been considered as part of the proposal and shall not be commented on further.

4 Policy Considerations

National Planning Policy Framework 2012

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)
CS14	(Efficient Use of Resources)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS20	(Transport and Access Strategy)
CS21	(Developer Requirements)
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

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

Building Control

No comment at this time other than to state ground floor cloak room looks small with regards to compliance with Approved Document M requirements

Planning Officer Comment: An informative shall be included with the decision

Crime Prevention -Major Apps

No adverse comment

Development Engineer - Highways

Updated comments: The Highway Authority has no adverse comment to this planning application subject to the provision of a new dropped kerb condition and an informative that the developer requires the approval of the Highway Authority for works to the Highway

Public Spaces

No adverse comment

Waste Services Manager

No concerns

Arboricultural Officer:

Based on our conversation, the site plan and photos I raise no objection to this 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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

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) Residential amenities of the proposed dwelling
- (iv) Impact upon residential amenity
- (v) CIL and Planning Obligations
- (vi) Parking
- (vii) Flooding

(i) Principle of development

7.2 The application site is situated within an urban area as defined by policy CS17 where further development is considered acceptable subject to the usual development control criteria. Policy CS9 supports new dwellings which help the Borough achieve its allocated housing requirement and therefore the principle for the additional dwelling is acceptable.

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

7.3 The works involve the development of a new dwellinghouse to the north side of No 44. The proposal shows that the ridge height and front and rear elevations shall be in line with the existing dwellinghouse No 44 and as such it is considered that the visual appearance of the building line from Braishfield Road would not be significantly impacted as a result. Although the proposed development would have a greater width than the existing dwellinghouse No 44 this is considered to not detract significant character from the varied streetscene which contains dwellings that differ in style and

design. Therefore, the works are considered to have an acceptable visual impact on the locality of the area and comply with policy CS16 of the Havant Borough Design Guide.

- 7.4 The works shall create an addition in the terrace block from 4 to 5 dwellings. It is acknowledged that the typical sizes of the terraces within Braishfield Road consist of a pattern of 4 dwellings however there is considered to be sufficient space to the north of No 44 to accommodate the addition without creating a cramped or cluttered appearance on the streetscene and therefore the impact caused to the character and appearance of the area is considered to be limited and acceptable.
- 7.5 The design of the new dwellinghouse is considered to be sound and to be in keeping to the character of Braishfield Road. Materials are proposed to be used that shall match that of the neighbouring dwelling No 44 in the form of facing brickwork and concrete tiles. A condition shall be included with the decision to request further information and samples to be submitted to the Local Planning Authority for approval in order to ensure that the materials proposed are in keeping to the palette and appearance of the area.
- 7.6 The works involve the alteration of the front elevation at No 44 and the removal of the first floor balcony/terrace area which is to be replaced by a mono-pitch roof. This is considered to be a positive uplift to the dwellinghouse and shall create a visual link between No 44 and the new dwelling which is considered to create an attractive appearance.
- 7.7 The removal of the front curtilage boundary and development of the dropped kerb to accommodate two parking spaces is considered to reflect the typical pattern of parking requirements to the front of dwellings in the streetscene. Therefore this is not considered to look out of keeping and can be considered to be acceptable.

(iii) Impact upon residential amenity

- 7.8 The works are considered to have the potential to impact No 44 Braishfield Road and No 71A and 71 Adhurst Road. The new dwelling shall be in a position where the rear elevation shall be in line with the private rear amenity space of the neighbouring dwellings to the east No 71A and No 71 Adhurst Road. The works include the installation of two first floor windows which shall serve a bathroom and bedroom and could cause over-looking. A condition shall be included with the decision for the proposed bathroom window to be fitted with obscure glass and fixed shut if lower than 1.7m from the proposed finished floor level in order to address this issue for this window. The bedroom window although in closer proximity to the amenity space of the neighbouring dwellings shall be set in from the side elevation which would create a limited view into the very rear part of the amenity space. Due to the existing windows in place along No 44 already contributing to a partial over-view and coupled with no objections being made it is considered that on balance that the development of the window would not create a significant enough additional impact to warrant a refusal of the planning application.
- 7.9 The works shall be to the north side of No 44 and due to being in line with the existing front and rear elevations are not considered to significantly adverse light levels nor the outlook of No 44. The works shall remove a first floor window for a landing and a ground floor door with the north side elevation of No 44 however the works are considered to be minor alterations that would not lead to a significant impact as a result of the development. It is noted that a new door is proposed to the rear of No 44

to compensate for the loss of the outside access and this is considered to satisfactorily address the issue.

- 7.10 Confirmation has been received via email from the agent to confirm that the existing 2m mixed screening in place around the curtilage of No 44 shall be retained as the curtilage boundary for the proposed new dwellinghouse. This shall be conditioned as part of the decision. As such the proposed new dwelling is considered to be sufficiently screened from the dwellings to the south by the existing dwelling of No 44 and shall be sufficiently screened and set away from the neighbouring dwellings to the north due to the green space between them. The opposite dwellings shall be sufficiently separated from the new dwelling by the highway of Petersfield Road.

(iv) Residential amenities of the proposed dwelling

- 7.11 The layout shows how the site would be laid out and includes two parking spaces. A garden width of 10m with a garden depth of 6.9m at the highest point is provided which complies with the Boroughs Design Guide and is considered to be an appropriate size. Due to the position of the dwellinghouse creating an end of terrace development it is considered that the new dwelling would not suffer from being over-looked and although would be two storeys in height would be set sufficiently away from the shared curtilage boundaries to the north and east of the site. Permitted Development Rights shall be removed via a condition with the decision to ensure that amenity space is retained and so that no further development at first floor and roof level do not cause significant over-looking to neighbouring dwellings.

(v) CIL and Planning Obligations

- 7.12 A contribution towards the SPA is required under policy DM24 of the Allocations Plan totalling £210. For the proposed dwelling, plus admin and monitoring fee, the appropriate payment of £210 has been paid and the relevant form has been completed by the applicant.
- 7.13 The application is liable to pay the Community Infrastructure Levy a total of £5,394.64 and the relevant forms have been sent including a draft liability notice. The applicants wish to apply for self-build relief from this payment and have completed the necessary forms that will ensure that relief is given to the CIL payment which does not need to be made.

(vi) Parking

- 7.14 Both the proposed new dwelling and No 44 Braishfield Road have three bedrooms and as such they are both required to provide two parking spaces onsite making 4 in total. Plans have been amended to show this which includes extending the dropped kerb and removing part of the front boundary as existing at No 44. The highways department have been consulted and raise no objection to the proposal but have asked that the dropped kerb is conditioned as part of the decision and that an informative is included to make the applicant aware that any works to the highway require permission from Hampshire highways. This shall be included as part of the decision.

(vii) Flooding

- 7.15 The proposed dwelling shall be located in flood zone one however due to the application site not exceeding 1 hectare in size nor being in an area with critical

drainage problems no further information in relation to the proposal is required and the development is considered to have an acceptable impact.

8 Conclusion

- 8.1 The proposed scheme for an additional dwelling to the side of No 44 with appropriate conditions shall not give rise to any undue amenity space issues and is acceptable in highway terms. The proposal is therefore considered to accord with the relevant Local Plan and Allocations Plan policies and the guidance set out in the Borough Design Guide SPD and the NPPF. The application is therefore recommended for permission.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/01049 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:
Site Location Plan: Licence Number 100047474
Block Plan: Received 26.09.2017
Proposed Section, Floor, Parking and Elevations Plan: Drawing No 17/9000/P01
Email confirming retention of existing boundary treatments: Received via email 01.11.2017
Design and Access Statement: Received 27.09.2017
Reason: - To ensure provision of a satisfactory development.
- 3 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building alteration, means of enclosure or windows (including within the roof) shall be constructed within the curtilage of the hereby permitted new dwelling without the prior approval of the Local Planning Authority.
Reason: In the interests of the amenities of the neighbouring properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The car parking and associated dropped kerb, servicing and other vehicular access arrangements shown on the approved plans (17/900/P01) to serve the development hereby approved and existing dwellinghouse No 44 shall be made fully available for use prior to the occupation of the dwelling hereby approved 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.

- 5 Prior to first occupation of the new dwelling hereby permitted the existing boundary treatments in place surrounding the curtilage of No 44 Braishfield Road shall be retained as existing as confirmed in the email submitted as part of the application on the 1st November 2011. 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.
- 6 No development shall take place until finished floor levels for the proposed building(s) 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 and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 7 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.
- 8 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.
- 9 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, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 10 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the building hereby permitted the window in the first floor on the rear elevation serving the bathroom shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and 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 nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.