
Site Address:	Site of, 8 Downham Close, Waterloooville		
Proposal:	Outline application for 1No. 3 bed detached dwelling with all matters reserved.		
Application No:	APP/17/00867	Expiry Date:	29/09/2017
Applicant:	Mr Mortimer		
Agent:	Mr Mortimer	Case Officer:	Bee Crawford
Ward:	Hart Plain		

Recommendation: **GRANT OUTLINE CONSENT**

1 Site Description

- 1.1 The application site is a vacant building plot which is the site of a former detached chalet style dwelling. It has open vehicular access currently cordoned off with Heras fencing and the site consists of rough grass and mature trees and bushes to the rear. There is fencing ranging in height from 1.5 metres to 1.8 metres to the northern and southern boundaries.
- 1.2 A detached bungalow is to the north, a pair of two storey semi-detached properties are to the south, a detached chalet style property is opposite and the rear garden of a property in Kings Road is to the rear. The area is of medium density with two storey semi-detached properties, detached chalet dwellings and bungalows of similar and different age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for outline planning permission for 1 no. 3 bed detached dwelling with all matters reserved.

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

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)
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

The site is located close to the end of a Cul-de-sac. The site is vacant, with only boundary line trees to its rear, consisting of a previously heavily pollarded Oak tree and mature Conifer trees.

The outline plans suggest that the proposals will be of sufficient distance away from the trees to negatively impact their RPAs or to require any facilitation pruning which I agree with, however, a condition should be applied if consent is granted to require a Tree Protection Plan be submitted for approval.

Building Control

No adverse comments.

Crime Prevention -Minor Apps

No comment received.

Engineering/Drainage

No drainage observations.

Public Spaces

No comment received.

Traffic Management Team

No comment received.

Waste Services Manager

No adverse comments.

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: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
Is this property being built for the previous owner, or will it be sold on the open market? If the builder is interested in the property to the rear, please let us know.	This is not a planning issue and the Local Planning Authority does not have this information.
The proposed outline application will impact our bungalow at 10 Downham Close in terms of restricting light into the property. The proposed development is not in keeping with the chalet bungalow it replaces. It is a much higher structure and as it lies due south and is only 1 metre away from our kitchen, it will block the sunlight coming into the kitchen via 2 south facing Velux windows. There will also be a similar impact to our shower room, which also has a south facing window. This will severely diminish the light in our house during the day making it dark inside. The previous property was a bungalow, with an east/west ridge to the roofline. This property proposes a north/south ridge line to the property, which is also detrimental to the amount of sunlight that can access our property. The previous property had a flat roof garage. If this property also has a flat roof garage, it will mitigate the impact of this higher profile property on our bungalow. We are confused by the red line drawn on the plan submitted. It appears to dog leg across our property. It infers disputed boundary lines. The north wall of the proposed garage appears to be sat on the actual fence line. This infers they intend to remove our boundary fence. We need more clarity on what is being proposed here	See section 7. The proposal is an outline application for a replacement dwelling. The ownership of adjacent land and boundary treatments is a civil matter which would need to be resolved between the applicant and his neighbour.

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 on the character of the area
- (iii) Impact on neighbouring properties
- (iv) Contributions and CIL

(i) Principle of development

7.2 The site lies within the built up area where development is acceptable in principle subject to development control considerations.

(ii) Impact on the character of the area

7.3 The site is a vacant building plot and supporting information submitted advises that the site was previously occupied by a two storey chalet style dwelling which was demolished in 2012 due to structural and settlement problems.

7.4 The current application is outline only for a three bedroom dwelling and whilst the location plan suggests the siting of the proposed property, this, together with the design and access are to be determined at a later date. Consequently, this application is solely to determine whether the principle of development is acceptable.

7.5 Any potential impact on the street scene or neighbouring properties will be determined subsequently, provided the Local Planning Authority are satisfied that some form of development can be accommodated on site without significantly affecting the street scene or neighbouring properties.

(iii) Impact on neighbouring properties

7.6 Concerns were raised by the neighbour of the property to the north with respect to the design, height and siting of the proposed dwelling and loss of light to their property. However whilst the plan submitted indicates the siting of the proposed replacement property and a design statement denotes further details of the scheme, the current application is for outline permission only to establish whether the nature of a proposed development would be acceptable, before a fully detailed proposal is put forward. Consequently the matters submitted by the neighbour can't be taken into consideration at this time due to the type of application.

7.7 With respect to conditions, these will be addressed when an application for an approval of reserved matters application is submitted.

(iv) Contributions and CIL

7.8 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 20th February 2013. This followed two public consultation exercises and an Examination into the Charging Schedule by an independent Examiner. The Examiner's 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 on new floorspace plus

indexing. It is considered that there is a CIL liability for this site, and the reserved matters application would be required to provide a CIL payment.

- 7.9 The proposal is subject to a financial contribution in respect of the Solent Recreation Mitigation Project, and an appropriate Deed and Payment have been provided.

8 Conclusion

- 8.1 Given the history of the site, the proposed development is considered to be an acceptable form of development and approval is recommended for outline permission to be granted with all matters reserved.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT OUTLINE CONSENT** for application APP/17/00867 subject to the following conditions

- 1 Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates: (a)The expiration of three years from the date of this permission; or (b)The expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.
Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The approval of the Local Planning Authority shall be obtained in respect of the following reserved matters before the development first takes place - the access; appearance; landscaping; layout; and scale.
Reason: The application is granted in outline only under the provisions of Article 5 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and details of the matters referred to in the condition have not been submitted for consideration.