
Site Address:	Land rear of 15 Hallett Road, Havant, PO9 2PJ		
Proposal:	Erection of a 1No. 2 bed bungalow, re-location of a garden shed, re-location and replacement of existing greenhouse.		
Application No:	APP/17/00812	Expiry Date:	25/09/2017
Applicant:	Mr Bendy		
Agent:		Case Officer:	Tina Pickup
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site consists of a 'backland' plot of land recently separated off from 15 Hallett Road, Havant, following the granting of planning permission APP/16/01091 for a two bedroomed bungalow. 15 Hallett Road relates to the eastern most dwelling in the original Hallett Road, which has now been extended and linked to Glenleigh Park by the relatively recent housing development at Manor Farm. As such there is now a cul-de-sac of new town houses that back onto the eastern boundary of the site. These have standard 10m rear gardens and a new 1.8m high brick wall with 2m high pillars forms this eastern boundary.

The site has now been fenced off from 15 Hallett Road, with 2m high close boarded fencing and gates behind the graveled frontage parking area and 1.8m high hit and miss style fencing on the western shared boundary. There is also an existing timber shed on this western boundary. The site is relatively flat with a line of trees planted along the eastern boundary which formed the 3m wide landscape buffer that was shown as part of the Manor Farm development. To the rear, south, the boundary comprises an old brick wall approximately 1.5m high and there is a significant oak tree just beyond the south western corner site boundary but having its canopy overhanging the application site, with a greenhouse under.

Temporary permission was also granted recently for the siting of a mobile home on the land to enable the applicants to live on site whilst managing the construction of this proposed dwelling - APP/17/00665. It is understood that this is due to arrive on site on 25th September 2017 and the conditions appertaining to this will need to be complied with. The applicants have already brought to site various trees and plants they are growing ready for the landscaping condition and the services to the site are underway.

2 Planning History

91/56693/000 - Two storey extension to side and single storey extension to rear, PERM,06/11/1991

APP/16/01091 - Erection of 1no. two bedroomed bungalow to rear., PERM,16/12/2016

APP/17/00665 - Siting of mobile home for temporary period (during self-build of dwelling to rear) and re-siting of existing shed to south-eastern corner of plot., TPP,15/08/2017

3 Proposal

Erection of a 1No. 2 bed bungalow, re-location of a garden shed, re-location and replacement of existing greenhouse.

It is proposed to construct a Passivhaus bungalow using sustainable natural materials. The proposed bungalow would measure a maximum of 12.5m x 8.5m having a fully hipped roof with height to eaves of 2.9m and to ridge of 4.23m. The east and western elevations, and part of the north, would be finished with climbing plants and the roof would include solar panels. The siting within the plot is approximately as previously approved, with a pedestrian only access adjacent 15 Hallett road and the car parking remaining at the site frontage.

The shed is to be temporarily moved to the south east corner to enable it to be used as a store during the construction process (this temporary siting is approved under APP/17/00665) and this application proposes a final re siting to the south-western corner under the canopy of the neighbours tree. A new greenhouse measuring 3.2m x 3.4m x 2.4m high is proposed to be sited to the north of the bungalow, within the pedestrian access area, which is to be landscaped.

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

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS21	(Developer Requirements)
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)

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

5 Statutory and Non Statutory Consultations

Arboriculturalist

On the site exists a mature, category B Oak tree located on the rear boundary of the garden.

According to the AIA, the proposed footprint of the bungalow will encroach into the RPA of the Oak by <10%. While not ideal, this would be an acceptable level and will would unlikely negatively impact the health of the tree and ground protection is

proposed.

I do however raise an objection to the new location of the proposed shed, which falls entirely within the RPA and would likely have a negative impact on the tree. I would like to see it back outside of the RPA as per the previous application

Following submission of Additional Arb information:

Having looked at the information provided and providing the shed is constructed using a no dig technique. I have no objection to this proposal in arboricultural terms. The arboricultural information should be conditioned as part of the consent if granted.

Building Control, Havant Borough Council

Unable to scale off plans therefore following comments made:

Fire Authority access to comply with Approved Document B5

Distance to carry waste to bins to be in accordance with Approved Document H5

Additional issue which may arise is MOE due to internal layout and need for escape windows from rooms

Following submission of further details - confirmed as compliant with relevant Approved Document

Crime Prevention

None received

Highways Engineer, Development Engineer

The Highway Authority has no adverse comment to this application

Landscape Team, Havant Borough Council

From a landscape perspective we do not object to the principal of this development, however we have the following comments:

- We have concerns in relation to the off site oak tree (referred to T1 in Tree Report). The submitted plans indicate the foundations of the proposed dwelling will be constructed within a proportion of the T1 RPA. The loss of this tree would have a negative impact on the streetscape on Glenleigh park. To alleviate the impact on T1s RPA an alternative foundation method of pile and beam could be implemented to help ensure the retention of this mature tree.
- The tree report does not take into account the existing trees within the rear garden of number 19 Glenleigh Park and we have concerns that the proposed development could have an a negative impact on these existing trees. These trees should be covered in the Tree report and should be included in any tree retention strategy.
- Tree pit details will need to be submitted to clarify how the proposed pleached tree planting will be implemented. We have concerns with the proposed tree planting and the existing boundary wall to the properties on Hallett Close.

Following submission of Additional Arb information:

Having reviewed the response in regards to buildings footprint within the RPA of T1, taking into account the new proposed location of the dwelling I can confirm that we are satisfied with this amendment.

We would like to see a root barrier system implemented against the existing wall adjacent to the pleached trees to mitigate any root damage on the wall. As per my initial comments we will need tree pit details submitted to ensure the retention of the existing walls.

I would like to recommend conditioning the tree pit detail and the tree retention and protection plans.

Waste Services Manager

No concerns

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: **3 letters received - 1 of objection; and 2 of support**

Comment	Officer Comment
2 x support:	
does not differ that greatly from already approved and does certainly make better use of the space for both the house and the garden areas surrounding it. The applicants have been very thoughtful ensuring our view of the new house will be obscured with screening plants and have also been considerate with the material for the roof which we will see a considerable amount of if they cannot achieve the living roof due to the north facing slope. In addition they have offered to review and discuss anything that gives us concern now and throughout the build. I therefore have no doubt they will be considerate throughout the build process being mindful of those living around the site whilst balancing meeting their needs and wants for their new home.	Noted
in full support of this build, even though it is literally in our old back yard, I am	

extremely excited to see this build be erected.	Noted
1 x Objection:	
<p>The revised development appears to be of an experimental nature. Is this style of structure fully approved for residential use in the area? It is out of keeping with the construction styles used in this area for residential properties.</p> <p>Has this style of residential build been nationally approved?</p> <p>Does it meet fire safety and access requirements?.</p> <p>The foundations of the revised build further encroach into the area of our Oak tree RPA as originally proposed. The RPA is further compromised by the revised siting of an existing shed (3 X 4 m) and a proposed Yew hedge extending along 17/19 GP boundary wall and shed. No indication is given regarding the shed foundations or footings.</p> <p>We have been advised that water uptake by our tree is via its fibrous root system that extends to 0.6m below the surface.</p>	<p>Dwelling would still be subject to Building Regulations</p> <p>see additional information submitted and tree section below</p>

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) Design and Impact on the character of area
- (iii) Impact upon residential amenity
- (iv) Highways and parking
- (v) Trees
- (vi) 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. Accordingly the principle of an additional dwelling on the site is appropriate and previously permitted under APP/16/01091. This application needs to address the impact of any changes of detailed layout and design.

(ii) Design and Impact on character of area

The subdivided plot and proposed siting of the bungalow results in a rear garden depth for future occupiers slightly deeper than previously approved (between about 6.5m and 8.5m). Whilst this is shorter than the recommended minimum of 10m, regard must be had to the width of the garden, which at some 15m, would overall result in a useable amenity area commensurate to others in the vicinity and appropriate for a small 2 bed bungalow. The back to back separation from the dwellings in Glenleigh Park would be similar to previously approved at approximately 27m which exceeds the minimum requirement of 20m. The general siting is therefore considered to continue to be acceptable.

The currently proposed bungalow is a rectangle, (simple design without recesses/articulation maximises thermal qualities/energy efficiency to achieve Passivhaus standards) but overall is very similar to that previously approved. The proposed eaves height would be slightly higher (2.9m instead of 2.5m) but the ridge height the same at 4.2m. The bungalow would sit on a 300mm plinth to ensure the straw bale insulation is kept above any standing moisture risk. The heights given include this plinth so the overall design retains its low profile nature.

The design concept also aims to ensure the bungalow fits into its environment as unobtrusively as possible and uses natural materials. Additionally a wire framework will be installed onto some elevations to support climbing evergreen plants aiming at total coverage in a few years time. The extensive and detailed landscaping proposal submitted with the application includes a pleached hornbeam screen along the eastern boundary (to be maintained at 2.4m once mature) and yew hedging to the southern boundary. The bungalow would not be visible from the streetscene and would be screened by the landscaping from the neighbours viewpoint.

Overall the proposal does result in a tight urban site, but the proposed backland bungalow is not considered to be harmful to the character of the surrounding area. The proposed bungalow would be related to both the higher density Hallett Close dwellings to the east and the existing backland dwellings in Glenleigh Park. Its low height and unobtrusive design concept would not make it overly intrusive to the character of the area. The energy efficient Passivhaus design results in a particularly sustainable form of development which is encouraged by Policy AL1 of the Allocations Plan. The proposal is also considered to respect its local context in accordance with policy CS16 of the Havant Borough Core Strategy 2011.

(iii) Impact upon residential amenity

The low profile bungalow would not result in any overlooking to neighbouring properties and views into the site will be screened with the proposed boundary landscaping. The proposed 2.4m high pleached hornbeam screen along the eastern boundary is an appropriate height to provide adequate screening in lieu of the trees currently planted along this boundary. In this established residential area the introduction of this bungalow would have a marginal impact on the neighbouring residential amenity and it is considered that the proposal would comply with policy CS16 of the Havant Borough Core Strategy 2011.

(iv) Highways and Parking

The proposal provides 2 spaces at the frontage with no on site turning. Since Hallett Road is not classified and other dwellings reverse out, then this is considered appropriate. A strip of landscaping is proposed to break up the extent of frontage hardsurfacing. Cycle provision could be accommodated in the rear shed. A bin collection point is shown at the kerbside. The parking and cycling provision meets

current standards set out in the parking SPD and the refuse collection is considered appropriate.

(v) Trees

There is an oak tree within an adjacent garden and the proposed bungalow is sited just within its identified Root Protection Zone. An updated Arboricultural Method Statement has been submitted which clarifies that there would only be a 1.2 sqm encroachment and with no-dig foundations the tree can be successfully retained with appropriate tree protection measures. It has also been confirmed that the re-siting of the shed into the area under the canopy of the tree and therefore within the root protection zone, would be also be undertaken with a no-dig foundation and simply replace the existing greenhouse. There is no arboricultural objection to this provided the AMS is adhered to.

The proposed pleached tree planting would be adjacent the relatively new boundary wall that was provided as part of the Manor Farm development. This wall has quite deep foundations but nevertheless there is some concern by the landscape team that the root system of the hornbeams could in the long term (and hornbeams can reach 20m+ and live for 300 years) cause some damage to the wall. Therefore a root barrier system is required to protect against any future root damage, and a condition proposed requiring the details of this root barrier and tree pit to be submitted.

(vi) Contributions

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 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 on new floorspace (measured as gross internal area), plus indexation in Havant.

It is considered that there is a CIL liability for this site. The submitted CIL forms note a floorspace of 89 sqm giving a CIL liability of £9,058.93. The Draft Liability Notice has been sent to the applicants, who are claiming self-build exemption.

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.

Since this contribution was previously paid under APP/16/01091 at the 2016 rates, then in this instance a revised Deed and the difference in 2017 rate (plus admin fee) is due - £25.20. This has been paid and the Deed received.

8 Conclusion

The proposed Passivhaus bungalow is not considered materially different to the previous approved traditional bungalow approved under APP/16/01091 in terms of

size, siting and layout, which all continue to be appropriate for the site. It is only the design concept of being an energy efficient Passivhaus dwelling and the resultant change in external materials with significant landscaping proposals that are materially different. But the concept of living walls and roofs/ creeping plants and pleached hedging will all help to blend the proposed dwelling into the natural environment and limit its impact on neighbours. With appropriate conditions, particularly to ensure the provision of the landscaping, root barrier system, and removal of permitted development rights, then the proposal, on balance, is considered to accord with the relevant Local Plan and Allocation Plan policies and the guidance set out in the Borough Design Guide SPD, Parking SPD and the NPPF. The application is therefore recommended for permission.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00812

(A) 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(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.
- 3 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure (other than those shown on the hereby approved plans) permitted by Part 1, Classes A, B, and E of The Town and Country Planning (General permitted Development) Order 2015, as amended, shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority.
Reason: To enable the Local Planning Authority to maintain control of such additions in the interests of the amenity of neighbouring residents, to ensure an adequate amount of amenity space and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 together with the National Planning Policy Framework.

- 4 No above ground construction works shall take place until details of a root barrier system and tree pit planting details for the proposed pleached hornbeam trees on the eastern boundary adjacent the wall have been submitted to and approved by the Local Planning Authority. Such details shall include the type of root barrier system, its size, depth and distance from wall's foundations, as well as proposed soil and drainage material for the tree pit. Thereafter the approved details shall be implemented in full with the tree planting.
Reason: To protect the long term stability of the adjacent boundary wall and successful screening, in the interests of the amenity 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.
- 5 The landscaping works shown on the approved plans for the eastern and southern boundaries shall be carried out in accordance with the approved details and in accordance with any timing / phasing arrangements approved or within the first planting season following first occupation of the development hereby permitted, whichever is the sooner. 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 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 6 No development shall take place until the oak tree to be retained on the adjacent site has been enclosed with temporary protective fencing in accordance with the submitted Arboricultural Method Statement by CES Ltd dated August 2017. Thereafter the development and protective barrier for the hereby approved re-sited shed, shall be implemented in full accordance with this Arboricultural Method Statement .
Reason: To safeguard the continued health and presence of the adjacent oak tree and to protect 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.
- 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Planning, Design & Access Statement
Arboricultural Method Statement by CES Ltd Dated August 2017
Site and Block Plan dwg no: LR02 rev:A
1:200 Site Plan
1:200 Planting Plan

1:50 Roof Plan
1:50 Floor Plan
1:50 East Elevation
1:50 West Elevation
1:50 South Elevation
1:50 North Elevation
1:20 Section

Reason: - To ensure provision of a satisfactory development.