

Planning Application Response of Planning Policy / Urban Design

Application No:	APP/18/00607
Site Address:	85A London Road, Cowplain, Waterlooville, PO8 8XB
Development:	Rear two storey extension to provide 2No. two-bedroom flats with rear first floor balcony.
Case Officer:	Mrs B Crawford
Comments by:	Lewis Ford
Date of Comments:	23 rd July 2018

Policy Status:

The Adopted Local Plan

The [Local Plan \(Core Strategy\)](#) and the [Local Plan \(Allocations\)](#), together with the [Hampshire Minerals and Waste Plan](#), provide the development plan for Havant Borough.

In addition, the [Local Plan Housing Statement \(LPHS\)](#) and its guiding principles, adopted in December 2016, is also a material consideration.

The following policies are of relevance:

- CS4 Town, District and Local Centres
- CS16 High Quality Design
- CS14 Efficient Use of Resources
- CS17 Concentration and Distribution of Development within the Urban Areas
- CS21 Developer Requirements
- DM13 Car and Cycle Parking on Residential Development
- DM24 Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development
- AL2 Urban Area Boundaries and Undeveloped Gaps between Settlements
- AL3 Town, District and Local Centres
- Guiding Principle 3 of the LPHS
- [Havant Borough Parking SPD \(July 2016\)](#)

Havant Borough Local Plan 2036

The Council is preparing a new Local Plan and consulted on a Draft (Regulation 18) version of the [Havant Borough Local Plan 2036](#) (HBLP 2036) between 8 January to 16 February 2018. Whilst the Plan has limited weight in decision-making at this stage in the plan preparation, the Draft Local Plan, and particularly emerging policy C4 (Cowplain District Centre), is of relevance in setting out the Council's direction of travel.

Please note, the Council's Local Plan Panel considered a report setting out a summary of the responses to the consultation on the Local Plan and the proposed changes to the policies moving forward. This [Consultation Summary Report](#) was published on the Council's website on Friday 22nd June 2018. A summary of the comments received for C4, along with the Council's proposed actions and amendments, can be found on page 211 of the report.

Principle of Development:

The site lies within the urban area as defined by Policies CS17 and AL2 of the Local Plan which seek to concentrate new development within the five-urban area of the Borough. There is, therefore, a presumption in favour of sustainable development, subject to other relevant material considerations in the development plan.

The site is in Cowplain District Centre as shown in Policies CS4 and AL3 (Town, District and Local Centres). Although these policies, along with emerging Policy C4, resist residential development at ground floor within town, district and local centres, this proposal is for the rear extension of a property and would, therefore, not impact on the vitality and viability of the retail frontage. As such, no objection to residential development would arise in principle in this instance.

The redevelopment of the rear of the site is supported by Guiding Principle 3 of the Local Plan Housing Statement (LPHS). The guiding principle sites the Council's support to promote the development of brownfield land around centres and transport hubs.

Parking:

Policy DM13 and the [Havant Borough Parking SPD \(July 2016\)](#) set out the vehicle and cycle parking standards for new development in the Borough.

Vehicle Parking

The provisions for allocated and unallocated residential parking can be found on Tables 4A and 4B respectively (pages 9 and 10) of the SPD (link above).

The applicant has proposed three vehicle parking spaces for the 2 two-bed apartments. This meets the provision for unallocated parking but not allocated parking. As such, the applicant will need to confirm that the proposal is for unallocated parking (emphasis added) to meet the vehicle parking requirement.

Cycle Parking/Storage Provision

The cycle parking/storage requirements can be found in Table 4D (page 13) of the Parking SPD (link above). The long-stay cycle requirement for a two-bed unit is 2 cycle spaces; as such, the proposal will need to provide 4 cycle spaces/storage to adhere to the requirements of Policy DM13 and the Parking SPD.

Please note, short-stay cycle parking/storage will not be required as the proposal is for less than 10 dwellings.

High Quality Design:

The design and layout of the proposal will need to meet the requirements of Policy CS16 (High Quality Design). In particular, due to the proximity of surrounding development (most notably, 1 Summerhill Road), criterion 1c) and 1e) of Policy CS16 will need to be adhered to. These criteria require new development to respond to the characteristics of the locality¹ and to ensure that development does not cause unacceptable harm to the amenity of neighbours through smell, loss of privacy, outlook, noise and overlooking.

¹ E.g. height, massing, existing building lines, plot widths and depths, materials and location/proportion of windows and doors.

Efficient Use of Resources/Low Carbon Design:

There is an opportunity to provide PV panels on the south-sloping roof. This would meet criterion b) of Policy CS14 (Efficient Use of Resources) by contributing to the delivery of the PUSH target of 100MW of renewable energy by 2020.

In addition, following the provisions of emerging Policy E8 (Low Carbon Design) of the emerging Havant Borough Local Plan 2036, consideration and inclusion of natural ventilation and fabric performance, in addition to PV panels as mentioned above, would address climate change and improve the energy efficiency of the proposal.

In conjunction with above, it is also encouraged that the applicant seeks independent certification against the Home Quality Mark (HQM). This certification offers a holistic and flexible means through which individual dwellings can be measured, improved and showcased. Moreover, the HQM provides a five-star rating with key indicators which communicate the performance of a new home's design, construction, and use potential. The framework assesses water and energy use (embodied and when occupied), internal comfort and health (air quality, daylighting, noise and access to green space and amenity), resilience and safety (flood risk, fast and secure internet, adaptability) in addition to the home occupier experience (aftercare, handover procedures and the provision of home information). It enables applicants to demonstrate the quality of their homes to a range of stakeholder; building confidence in the quality of the completed new homes and helps highlight the benefits of new housing to prospective home buyers and tenants.

Flooding:

The site is not in Flood Zones 2 and/or 3. The site is in Flood Zone 1; however, as the site is less than 1 hectare, a Flood Risk Assessment (FRA) will not be required.

Developer Contributions:

In addition to the requirements of Policy CS21, Havant Borough Council has an adopted CIL Charging Schedule which is applied to all new residential development in the Borough.

The [Solent Recreation Mitigation Strategy](#) was approved, along with its implementation from 1st April 2018 onwards, by Havant Borough's Cabinet on 7th February 2018. As such, the applicant will need to pay the Solent Recreation Mitigation Partnership (SRMP) contribution in line with the strategy and Policy DM24.

Recommendation:

No objection in principle providing that the following are met:

- Confirmation that the three vehicle spaces are unallocated (emphasis added);
- The provision of four cycle parking/storage spaces (2 for each apartment); and
- Adherence to Policy CS16 (High Quality Design).

It is also recommended that the opportunity to provide PV Panels on the south-sloping roof is explored and conditioned if appropriate.