
Site Address: 15 Horndean Road, Emsworth, PO10 7PT
Proposal: Variation of Condition 2 of Planning Permission APP/17/00569 to vary approved plans to vary internal layout, creation of first floor level, fenestration alterations/additions, raise ridge height and to partially enclose porch.
Application No: APP/17/00943 Expiry Date: 25/10/2017
Applicant: Mr & Mrs Melbert and Curtis
Agent: Miss Bartlett Case Officer: Emma Chisnall
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is backland development positioned to the south west and behind No 15 Horndean Road. No 15 is at the southern end of Horndean Road and has the Emsworth recreation ground to the south, residential housing to the north in the form of detached bungalow and chalet bungalow dwellings and St James Primary School is positioned to the east.
- 1.2 The application site is situated in a generously sized plot and shares its rear curtilage boundary to the south west with an identified strategic site as part of the Havant Borough Local Plan which is yet to have any formal application. The new dwelling is proposed to be accessed via a side road along the south elevation of No 15 which then joins Horndean Road. The site is surrounded with sufficient screening in the form of No 15 from the east, high level hedging and mature trees along the south and west boundary and timber fencing approximately 1.8m high along the north curtilage boundary.
- 1.3 The land is level and the surrounding area is residential in character featuring typically detached chalet style bungalow and bungalow dwellings to the north.

2 Planning History

APP/17/00569 - Erection of a two bedroom bungalow with timber weatherboarding to rear of existing property with associated car parking and access. , PERM,27/07/2017
APP/17/00577 - Loft conversion incorporating roof extension; Rear extension, PERM,28/07/2017

3 Proposal

Variation of Condition 2 of Planning Permission APP/17/00569 to vary approved plans to vary internal layout, creation of first floor level, fenestration alterations/additions, raise ridge height and to partially enclose porch.

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)
DM10	(Pollution)
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

Arboriculturalist, Havant Borough Council

No objection. The amendments will not impact any trees

Building Control, Havant Borough Council

Previous comments still relate re: Fire Authority access to comply with AD B 5. Means of escape provisions bedroom 2 and NOW study MOE requires 0.33msq or min 450mm clear opening

Planning Officer Comment: The applicant shall be advised to make contact with Building Control though an informative in order to ensure that the comments raised by the Fire and Rescue Service are reviewed and taken into account prior to any development work commencing.

County Ecologist, Strategic Environmental Delivery

no adverse comment

Hampshire Constabulary, Tasking & Co-Ordination Directorate

no adverse comment

Hampshire County Council, County Minerals, Planning and Development

no adverse comment

Hampshire Fire and Rescue Service, Business Fire Safety

Access and facilities for Fire Service Appliances and Firefighters should be in accordance with Approved Document B5 of the current Building Regulations.

Access **to** the proposed site should be in accordance with Hampshire Act 1983 Sect, 12 (Access to buildings **within the site** will be dealt with as part of the

building regulations application at a later stage). Access roads to the site should be in accordance with Approved Document B5 of the current Building Regulations.

Information and guidance is provided in relation to the development and high reach appliances, water supplies, sprinklers, fire fighting and the environment and timber framed buildings. The full document can be seen as an attachment to this document.

Planning Officer Comment: The applicant shall be advised to make contact with Building Control through an informative in order to ensure that the comments raised by the Fire and Rescue Service are reviewed and taken into account prior to any development work commencing.

Highways Engineer, Development Engineer

The Highway Authority have no adverse comment on this application.

Waste Strategy Team Leader, Community Group

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: 2

Number of site notices: 1

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) Impact upon residential amenity
- (iv) Residential amenities of the proposed dwelling
- (v) Highways
- (vi) Ecology
- (vii) Developer Contributions/CIL
- (viii) Trees

(i) Principle of development

7.2 The application site is situated within an urban area as defined by CS17 where further development is considered acceptable subject to the usual development control criteria. Therefore the principal for the additional dwelling is acceptable.

7.3 The land to the rear of No 15 has been included in the Borough's housing provision and is an identified strategic site. However, as no planning application is in for a

development to the rear of the site the new dwelling at No 15 is considered to not result in an adverse impact and in principle is considered to be acceptable.

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

- 7.4 The proposed variation includes changes to the fenestration, the raising of the ridge height, the installation of a mezzanine floor to create a study at first floor and to partially enclose the porch. Although the proposal contains alterations, the outside development of the originally permitted scheme shall not be significantly altered as a result. The proposed alterations to the fenestration are considered to be consistent with a development of this size and are considered to be acceptable in terms of the size and position proposed on the new dwelling. The most significant changes are proposed to the rear elevation of the proposed new dwelling which shall be sufficiently hidden from No 15 itself and the streetscene resulting in an acceptable impact on the character and appearance of the area.
- 7.5 The proposed ridge height is being raised to a total of 5.8m which is approximately 20cm higher than the previously permitted scheme. This is considered to not be a significant alteration and would still ensure the modest design of the proposed bungalow does not appear over-bearing, obtrusive or out of character of the existing dwellings along Horndean Road.
- 7.6 The proposed changes to the porch are considered acceptable and to not result in a significant adverse impact to the character of the new dwelling or area.
- 7.7 The proposal is considered to be of a sound design and the works are set off the shared neighbouring boundaries by approximately 1m which complies with the Borough's Design Guide. The separation distance from the new dwelling to No 15 is 20m and both the new dwelling and No 15 shall retain an amenity space approximately 10m deep which also accords with guidance stipulated in the Borough Design Guide. These separations would retain a spacious setting to the site and the proposal would not appear overly intrusive or dominant in the space. The proposal is therefore considered to accord and be compliant with policy CS16.
- 7.8 The new dwellinghouse is proposed to be built with a mixture of Sussex clay brick plinth with timber weatherboarding. Following a site visit and assessment it is considered that the proposed materials would not result in a significantly dominant nor obtrusive visual appearance in the streetscene and would suit the palette of the locality ensuring that the new dwelling would not look out of context.

(iii) Impact upon residential amenity

- 7.9 The proposed site has a residential dwelling to the east, No 15 Horndean Road and a neighbouring dwelling to North, No 17 Horndean Road. These are the dwellinghouses most likely to be impacted by the proposed development as to the south and west of the application site there is no development.
- 7.10 No 15 is the existing dwelling on site. There is a 20m distance proposed between both No 15 and the dwellinghouse which accords with the Borough Design Guide to ensure that over-looking does not occur from first floor windows. Within the variation a study is proposed on a mezzanine floor at first floor level however windows are not proposed within the front roof space and therefore any impact of over-looking that is caused as a result is reduced. A small additional window is proposed at ground floor level on the new dwelling within the front elevation. Although this is in addition to the two permitted

on the previous application this is considered to not result in a significant additional impact. The screening in place and distance between the proposed dwelling and No 15 are considered sufficient enough to reduce the impact caused to an acceptable level. The existing chalet bungalow would retain an acceptable external amenity space with a rear garden of approximately 10m deep with two car parking spaces to the front. There would be an impact for the proposed access in terms of vehicular movements/disturbance, however, on balance and given the limited use of the proposed access associated with one dwelling to the rear it is not considered that a refusal of planning permission based on this additional impact could be sustained. The increased bulk from the proposed porch and raising of the ridge height on balance is considered to not lead to a significant adverse impact to No 15 due to the distance that they are separated and the minimal height increase proposed.

- 7.11 No 17 is the dwellinghouse to the north which is positioned in line with No 15 and is therefore substantially forward in its plot when compared to the proposed new dwellinghouse. It is considered that due to this distance between the neighbouring dwellings that the new proposed dwelling should not lead to a significant loss of outlook at No 17. Although the new dwelling has the potential to cause over-looking into private amenity space this impact is reduced due to the new dwelling being a bungalow. First floor use is now proposed to develop a study at first floor. A small single window is proposed at high level on the northern side elevation of the new dwelling which as part of the variation is now proposed to be fitted with obscure glass as annotated on the plans which shall be conditioned so that the development is built in accordance with the approved plans. This shall ensure that privacy levels are maintained between the neighbours and that no significant over-looking is caused as a result. In order to ensure that no roof alterations and subsequent windows are installed on the property, a condition removing permitted development rights is included, this would ensure that the LPA retain control over development on this site.
- 7.12 Closed timber fencing and hedging have been suggested as screening to be used between the new dwelling and No 17 and the new dwelling and No 15 however it is unclear from the information submitted where this shall be placed and to what height and therefore details of the screening proposed shall be requested as a condition with the decision to ensure sufficient screening barriers are implemented between the new dwelling and neighbouring properties.

(iv) Residential amenities of the proposed dwelling

- 7.13 The layout shows how the site would be laid out and includes two parking spaces. A rear garden with a depth of 10m and a width of 14m is provided which complies with the Boroughs Design Guide and is considered to be an appropriate size. As the first new dwelling in backland along Horndean Road the dwellinghouse shall not be over-looked as a result however even should further development occur in the future the dwellinghouse is set away from the shared boundary to the north by approximately 1m. Although first floor level accommodation is proposed in this application this is for part of the first floor only via a mezzanine floor for a study. Therefore overall it is considered therefore that the impact on the development is acceptable in terms of the amenities of future residents.

(v) Highways

- 7.14 Both the new dwelling and No 15 Horndean Road would retain two parking spaces each with a turning circle in place for vehicles to exist the site onto Horndean Road in a forward gear. The highway authority have been consulted and no objections have

been raised however it has been requested that this is conditioned to ensure the works are carried out in accordance with the plan submitted. This shall be conditioned as part of the decision.

(vi) Ecology

- 7.15 The County Ecologist has been consulted and has raised no objections to the previous scheme and amendment in regards to the proposed new dwelling to the rear of No 15 Horndean Road. However, a condition has been requested to be included with the decision to ensure that all ecological mitigation and enhancement measures are carried out as per the Preliminary Ecological Appraisal. This shall be included as part of the decision.

(vii) Developer Contributions/CIL

- 7.16 A contribution towards the SPA is required under policy DM24 of the Allocations Plan totalling £210. The relevant contribution has been paid under the previous application and as such, has been transferred to this application. A new deed has been signed and submitted as part of the application.
- 7.17 The application is liable to pay the Community Infrastructure Levy a total of £11,832.59 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.

(viii) Trees

- 7.18 The Arboricultural Officer has been consulted in relation to the new proposal and has raised no objection as the proposed changes shall not result in an additional impact to any trees. However, due to the works proposed previously and the information submitted the original condition shall be carried forward to ensure the development work proposed is carried out in accordance with the plan drawing No PJC/443/17/D

8 Conclusion

- 8.1 It is considered that the revised alterations to the new proposed dwelling at No 15 Horndean Road would not alter the impact on the character of the area and would maintain amenity levels of the area. The proposal is also considered acceptable in terms of highway safety and as such it is recommended that the condition attached to the original planning permission should be varied to allow the proposed variation of the development at No 15 Horndean Road.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00943 subject to the following conditions:-

- 1 The development must be begun not later than three years beginning with the date of the previous permission granted under APP/17/00569 dated 27th July 2017 .
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:
Proposed Elevations Plan: Drawing No HR-03
Proposed Ground Floor Plan: Drawing No HR-03
Proposed Site/Roof and Parking Plan: Drawing No HR-01
Proposed Block Plan: Drawing No HR-00
Arboricultural Survey Plan: PJC Reference: 4443/17-01 Received under the previous application APP/17/00569
Arboricultural Method Statement: PJC Ref: 4443/17-03 Received under the previous application APP/17/00569
Arboricultural Impact Assessment: PJC Ref: 4443/17/02 Received under the previous application APP/17/00569
Mitigation Planting Scheme: Drawing No PJC/4443/17/D Received under the previous application APP/17/00569
Preliminary Ecological Appraisal Received 01.06.2017 Received under the previous application APP/17/00569
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 site 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.
- 4 The development must be undertaken in accordance with the arboricultural impact assessment dated 24/05/2017, arboricultural method statement dated 24/05/2017, arboricultural survey dated 24/05/2017, Tree Protection Plan dated 24/05/2017 and Planting Mitigation Scheme dated 25/07/2017 Drawing No PJC/4443/17/D supplied by *PJC Consultancy*.
Reason: To secure the conservation and enhancement of existing natural features and having due regard to Policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011.
- 5 The development shall proceed in accordance with the ecological mitigation and enhancement measures detailed within the Preliminary Ecological Appraisal (the Ecology Partnership, May 2017) unless agreed in writing by the Local Planning Authority. Any such measures shall be implemented in accordance with the agreed details and secured in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To provide ecological protection and enhancement in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011 and National Planning Policy Framework 2012.
- 6 The car parking, servicing and other vehicular access arrangements shown on the approved plans Drawing No HR-01 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.

- 7 No part of the development shall be first occupied 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.
- 8 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.
- 9 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
- 10 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and/or a further 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.
- 11 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.