Site Address: 15 Hallett Road, Havant, PO9 2PJ
Proposal: 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.
Application No: APP/17/00665 Expiry Date: 16/08/2017
Applicant: Mr Bendy
Agent: Case Officer: Tina Pickup
Ward: St Faiths

Recommendation: **GRANT TEMPORARY 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 behind the graveled frontage parking area and 1.8m high hit and miss style fencing on the western shared 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.

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

Also new undetermined application on site: APP/17/00812 - Erection of a 1No 2 bed bungalow, re-location of a garden shed, re-location and replacement of existing greenhouse

3 Proposal

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.

The proposal involves the siting of a mobile home having a maximum length of 11m x 3.05m wide x 2.6m high to be sited against the eastern boundary wall aligned with the rear gardens of 1 and 2 Hallett Close. This would necessitate the removal of the trees and the applicants have confirmed the erection of a close boarded fence mounted on the existing wall raising the boundary screening to a height of 2.6m for the entire

length of the proposed mobile home.

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

CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
DM10	(Pollution)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable 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

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: 9

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 2 letters of support; 1 neutral comment; 1 letter of mixed neutral/object comments; and several letters of objection from one address

Comment	Officer Comment
Support comments: living on site temporarily would enable the building to happen more quickly reducing construction disruption sure applicants will work with neighbours to reduce impact existing landscape buffer not effective, existing privacy issue, mobile home won't make worse and sure solution will be found for sound/visual impact above wall of 1 & 2 Hallett Close	

recognise only a temporary solution	
Neutral comments: 1. Buffer zone running along back of Hallett Close is not shown. Should this not be depicted as shown on previous agreed proposal. Surely this is a community feature that is maintained by local council. 2, The greenhouse was not shown on the earlier proposal and was assumed by us that it would no longer be sitting over part of our tree root system.	part of applic site and to be replaced with alternative landscaping
Objection comments: Manor farm development included landscape buffer and blank first floor rear elevations for no 1 & 2 Hallet Close to protect privacy; did not object to previous application as landscape buffer remained, only pedestrian access to bungalow to rear; but siting of mobile home will necessitate removal of trees and windows will directly overlook above 1.8m high wall affecting privacy and outlook; applicants photos misleading; our garden relatively small and boundary wall only 28feet from patio door; removal of landscape buffer will negate privacy issue it was trying to resolve; 2 year period seems unnecessarily protracted time scale; tree report not related to mobile home; has tree removal considered effect on water drainage; surface water from mobile home roof should not pool into our garden; 2 years may not be long enough for bespoke complicated passivhaus construction; mobile home will block access to the site; no indication of materials storage area; boundary wall needs physical barrier to protect amenity; may affect value of property; no details of gas emissions from mobile home; increased noise intrusion; creates a bottle neck of noise and activity; will affect maintenance of boundary; living on site will tempt applicant to work all hours; works traffic and vehicles already affecting and damaging private managed roads.	see report below hours of work/noise an Environmental Health issue and Informatives can be added; affect on values not a planning matter damage to private roads a private matter

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

(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.

The applicants have purchased the site and have recently submitted a revised application (see APP/17/00812) which changes the design of the previously approved bungalow to a Passivhaus bungalow. This current application would enable them to live on site as soon as permission for the mobile home is granted, which would be before construction commences on site. Construction will not start until APP/17/00812 is permitted (if found to be acceptable) and finance for the construction is concluded - the applicant has indicated this to be a further 6/8 weeks after receiving planning permission. In this instance the intended construction of APP/17/00812 provides the justification for the presence of the mobile home and a degree of trust is necessary that the applicants are genuine and the project achievable. To this end reassurance has been provided in the formal submission of their passivhaus design development APP/17/00812.

Under Part 5 of the GDPO it would be permitted development to site and occupy a mobile home by persons involved in the construction process for the duration of the works only. The applicants are project managing the site and are considered to fulfil the criteria about relevant persons occupying the mobile home. Hence this application is required for the siting and occupation prior to the commencement of development period. To cover this period and beyond the application request 2 years for the siting of the mobile home. This time frame is considered appropriate to enable the project to commence (if permission for APP/17/00812 is forthcoming) and be substantially underway.

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

The proposed siting of a structure of this size against the eastern boundary wall is not something that is compatible with the character and pattern of development in the area if it were to be a permanent proposal. As such it would not normally be permitted but regard must be had to the fact a mobile home is not a permanent feature, is removable and a 2 year temporary period only is sought.

In street scene terms the siting of the mobile home would be as discreet as possible, having been kept back behind the newly erected frontage fence and hence screened and not overly prominent from the public area. For a 2 year temporary period only, the proposal is therefore considered to result in minimal harm to the visual appearance and character of the area, in compliance with policy CS16.

(iii) Impact upon residential amenity

The height and length of the mobile home, against the eastern boundary would affect the outlook from the properties to the east in Hallett Close - these are modern dwellings having small gardens and the proximity of the mobile home could be perceived as oppressive and overbearing. Any windows in the east side elevation of the mobile home would certainly result in a loss of privacy as direct line of sight would be possible above the wall into the rear gardens and open plan dwellings of in particular No 1 & 2 Hallet Close.

However this amenity issue has been addressed through the offer of the erection of a lapped fence to be fixed above the existing boundary wall totalling 2.65m high. This would be applied with struts to the 15 Hallet Road side and can be conditioned to be erected before the mobile home is brought onto site; to cover the entire length of the mobile home; and to be retained whilst the mobile home is on site and removed at the same time. This would prevent any overlooking and improve outlook. Again regard must be had to the fact that this fence would be a temporary solution only. On this basis the harm from the proposal is considered to be sufficiently mitigated.

It must be noted that the original landscape tree planting along this eastern boundary would be removed to make way for the mobile home but the long term intention is to replace with a pleached hornbeam screen up to 2.4m high which would offer alternative screening.

Issues about hours of working and noise relate more to the replacement dwelling applications and Environmental Health legislation covers noise nuisance - but Informatives can be added.

8 Conclusion

The siting of a mobile home in advance of planning permission being granted or works commencing on site is not normally supported but in this instance the applicants have provided the reassurance of their long term commitment to the site by submitting APP/17/00812 for their preferred passivhaus dwelling on the site. Whilst this application is not yet determined it does show the intent of the applicants and in the event that this were to be refused and no appeal submitted it would be possible to condition the early removal of the mobile home after the appropriate period. In the circumstances, with the fence to protect neighbouring amenity, it is considered appropriate to permit the siting of the mobile home for the occupation of the applicants for a 2 year period.

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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT TEMPORARY PERMISSION** for application APP/17/00665

(A) subject to the following conditions

1 This permission shall be for a limited period expiring on whichever is the earliest date of the following occurrences:

(a) In the event that related application reference APP/17/00812 is refused, within 1 month of the date of that refusal (unless an appeal is lodged);
(b) In the event that related application reference APP/17/00812 is approved, on the date when the new dwelling the subject of that approval is first occupied;
(c) In the event that Planning Permission reference APP/16/01091 is implemented, on the date when the new dwelling the subject of that approval is first occupied;
(d) By 31 August 2019

At the expiry of the earliest occurrence the mobile home and fence the subject of this permission shall be permanently removed from the site, and within a further period of one month the land shall be restored to a landscaping buffer in accordance with the details approved under Discharge of Condition approval APP/13/00500 dated 21 August 2013 (pursuant to Planning Permission APP/12/01222), or such other landscaping scheme as has been first agreed in writing with the Local Planning Authority.

Reason: The building and its siting is of a type not considered suitable for permanent retention and having due regard to policies CS16 and CS17 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

2 Notwithstanding the submitted plans, the hereby approved mobile home shall have maximum dimensions of 11m in length, 3.05m wide and finished height above ground level of 2.6m.

Reason: For clarity and to protect the amenity of neighbouring residents having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

3 The mobile home hereby approved shall be occupied by Mr Richard Bendy and Ms Sue Torry only, and by no other persons without the prior written approval of the Local Planning Authority.

Reason: The occupation of the building is only justified to enable the applicants to construct a new dwelling and having due regard to policies CS16 and CS17 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

4 Prior to the mobile home hereby approved being brought onto the site a lapped fence shall be erected on site as shown on the approved plans. The fence shall have a finished height of 2.65m above ground level and be fitted to extend adjacent to the full length of the mobile home. The fence shall be retained on site for the duration of the siting of the mobile home.

Reason: To protect the amenity of neighbouring residents having due regard to policies DM10 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

5 The mobile home shall be sited such that all surface water run-off and guttering is entirely within the application site and does not overhang the eastern boundary wall.

Reason: To protect the amenity of neighbouring residents, having regard to policy CS17 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

6 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
1:1250 Site Plan and 1:500 Block Plan dwg no LR02 rev A
Site Plan
Floor Plan and Roof Plan, subsequently amended by email dated 26/07/2017 confirming the maximum length of the mobile home to be 11m
Indicative Elevation Plans subsequently amended by email dated 26/07/2017 confirming the maximum length of the mobile home to be 11m
Lapped Fencing Plans shown as Additional Boundary Treatment Plans (1), (2) and (3) received 24 July 2017; published online 25 July 2017
Reason: - To ensure provision of a satisfactory development.