
Site Address:	11 Warblington Road, Emsworth, PO10 7HE		
Proposal:	Erection of 1No. 3bed dwelling. (resubmission).		
Application No:	APP/18/00297	Expiry Date:	30/05/2018
Applicant:	Mr French		
Agent:	Mr Knight	Case Officer:	Bee Crawford
	Knight Architectural Design		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a large detached two storey property with integral and attached garages, situated on a generous plot, with the property located to the west of the site. It has a brown tiled pitched, hipped and cat slide roof and elevations of red multibrick and tile hanging. The site is level and there is open vehicular access to the front leading to an area of block paving and grass. The side and rear garden is mainly laid to lawn with a patio, mature trees and shrub borders. The site is enclosed by a 2 metre high wall to the northern, southern and western boundaries with a 1.6 metre high fence and trellis to the eastern boundary.
- 1.2 A modern two storey detached property is to the east, a detached chalet style dwelling is to the west, a newly constructed chalet style dwelling and detached bungalow are opposite and the rear gardens of two and three storey detached properties in Kinnell Close are to the rear. The area is of medium density with detached bungalows, two and three storey dwellings and chalet style dwellings of similar and individual age, style and design.

2 Planning History

APP/17/00940 - Certificate of Lawfulness application for new vehicle entrance to existing boundary wall fronting the highway, with the existing entrance to be retained., PERM, 12/10/2017

APP/17/01089 - Erection of 1 No. 5 bed dwelling, refused 14/02/2018, appeal lodged, currently awaiting start date.

3 Proposal

- 3.1 The proposal is for the erection of 1 No. 3 bed dwelling with integral garage (resubmission).
- 3.2 The changes which have been made since the previously refused scheme include the reduction in the number of bedrooms from five to three, a single garage rather than a double garage, a reduction in the overall width by approximately 1 metre, a decrease in the ridge height of approximately 1.7 metres, a reduction in the depth of the main building by 0.4 metres and a consistent front facade.

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)
CS21 (Developer Requirements)
CS9 (Housing)
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)
AL3 (Town, District and Local Centres)

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

5 **Statutory and Non Statutory Consultations**

Arboriculturalist

No objection. There are a couple of trees in the neighbouring property which overhang the site and may require facilitation pruning however they are not of sufficient quality to warrant Tree Preservation Order protection. There is a common law right to prune back to the boundary line if required.

Building Control, Havant Borough Council

No previous comments raised on earlier application for 5 bed house now states 3 bed. Building Regulation application required for this work.

Crime Prevention -Minor Apps

No response received.

Developer Services, Southern Water

Southern Water would have no objections to the above proposal.

Southern Water requires a formal application for a connection to the public foul water sewer to be made by the applicant or developer. We request that should this application receive planning approval, the following informative is attached to the consent:

A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructurecharges>

The planning application form makes reference to drainage using Sustainable Urban Drainage Systems (SUDS).

Under current legislation and guidance SUDS rely upon facilities which are not adoptable by sewerage undertakers. Therefore, the applicant will need to ensure that arrangements exist for the long term maintenance of the SUDS facilities. It is critical that the effectiveness of these systems is maintained in perpetuity. Good management will avoid flooding from the proposed surface water system, which may result in the inundation of the foul sewerage system.

Thus, where a SUDS scheme is to be implemented, the drainage details submitted to the Local Planning Authority should:

- Specify the responsibilities of each party for the implementation of the SUDS scheme
- Specify a timetable for implementation
- Provide a management and maintenance plan for the lifetime of the development.

This should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

NB: informative recommended

Highways Engineer, Development Engineer

This application should be determined by the Planning Authority using the Highway Authority's standard guidance.

Public Spaces

No response received.

Waste Services Manager

No adverse comment.

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: 13

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 6

Comment	Officer Comment
This piece of land needs to be developed asap and therefore has full support.	Noted.
The orientation of the house in relation to the building line is poor and needs correction.	See section 7. It is noted this objection was submitted previous to the submission of the amended plan which altered the orientation of the dwelling.
The development is of a poor design with unbalanced dormer features, guttering and is out of character with the area and streetscene.	See section 7.
Proposed plans show a boundary wall along the front boundary.	A condition requiring details of all boundary treatments would be included on any permission. Any such details would need to be agreed prior to any construction. This would include the front boundary wall.
There is little or no landscaping proposed on the scheme.	A landscaping condition would be included on any permission if granted which requires further details of landscaping to be approved prior to any above ground construction.

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) Appropriateness of design and impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Highways and parking
- (v) Developer contributions
- (vi) Other matters

- (i) Principle of development

- 7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The provision of a new dwelling would assist the Council's requirement for providing new homes across the Borough under Core Strategy Policy CS9.

(ii) Appropriateness of design and impact upon the character and appearance of the area

- 7.3 The proposal is for the construction of a chalet style, two-storey detached property located to the east of existing dwelling (No. 11). Following the refusal of APP/17/01089, the revised scheme has significantly reduced the overall size (from 5no. to 3no bedrooms) and height of the proposed dwelling and it is sited further from the highway than the scheme proposed in the original application. The ridge height of the proposed dwelling would be 7m.
- 7.4 Further amendments were made to the proposal during this revised application which relates to orientation of the dwelling and also the front projecting gable section. The initial revised plans positioned the dwelling to be at odds with the staggered building line of the north side of Warblington Road, which appeared contrived and incongruous. Following officer concerns, the orientation was altered so that the dwelling now accords with the general building line. This results in a dwelling which respects the spatial layout and character of the streetscene.
- 7.5 In the initial received plans, a large double height projecting gable section was proposed on the front elevation. This was considered to result in an overly dominant feature which in turn would have an adverse impact on the visual amenity of the streetscene. Following these concerns, amended plans were submitted which reduced the gable section to a large, first floor, pitched roof dormer style window, with a pitched roof porch below. These separate features are more subservient and better match the proportions of the other features on the dwelling.
- 7.6 As read from the streetscene, the dwelling would be set off the east boundary by 3.7m (tapering back to 1m at the closest point) and 2.4m from the west boundary. The roof is hipped and therefore the dwelling would not fill the width of the entire plot at two-storey level, leaving space about the building. The ridge height at 7m is comparable with the neighbouring properties and has been reduced by 1.7m since the original application. It would not therefore appear noticeable more dominant in the context of the streetscene.
- 7.8 No landscaping is proposed which has been raised as a concern by objectors. However, there is opportunity for landscaping to be incorporated within the frontage on all of the defined grass areas as shown on Drwg No. 01 A. A condition would be included on a permission which would require landscaping details to be submitted and approved prior to any above ground construction.
- 7.9 The scheme would provide a rear garden for the home of over 10m in depth which accords with the advice laid out in the Council's Design Guide. It would also provide parking in accordance with the Council's adopted standards for a three no. bedroom house. Overall therefore the scheme would not result in a cramped and congested layout being able to provide adequate amenity space and parking provision.

- 7.10 Concerns have been raised with regards to the front boundary wall which was partly removed to open up a new entrance into the side garden area. The plans indicated that this wall would remain and shows pier sections. However, as this information is not detailed, a planning condition would be placed on any permission which requires further boundary details, including elevations for the front wall, to be submitted and agreed prior to any above ground construction on the site.
- 7.11 The revised design and appearance of the proposal is deemed appropriate in context and is therefore judged to be acceptable, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is considered that the proposal would not result in an adverse impact on the visual amenity of the locality.

(iii) Impact upon residential amenity

7.12 Impact on 9 Warblington Road

The application site is situated towards the end of Warblington Road and would utilise the side garden of number 11. The proposed dwelling would be sited a minimum of 2.4 metres (at the northern-most point) and a maximum of 3.7 metres from the eastern boundary and would be situated forward of the property at number 9 Warblington Road. There are no windows in the eastern elevation of the dwelling, and the ridge height of the proposed dwelling is 1.7 metres lower than the previous scheme. The roof is hipped and pitches away from the boundary, which would lessen the perception of mass and the impact on this property. Furthermore, this property is situated a minimum of 1 metre (at the northern-most point) and a maximum of 6.8 metres from shared boundary. Overall it is considered that the impact would be acceptable in planning terms.

7.13 Impact on 2 Kinnell Close

The rear garden of the proposed dwelling would have a minimum depth of 11.6 metres at ground floor from the rear elevation of the proposed 4.8 metre wide sun room, with the majority of the rear garden being 14.5 metres deep. The garden of the property directly to the rear has a depth of 8 metres. This accords with the recommended 20 metre back to back separation distance set out in section 5.05 of the Havant Borough Council Design Guide SPD.

7.14 Impact on 10, 12 and 14 Warblington Road

Since the original application, the balcony feature has been removed from the front elevation and the dwelling has been set back further from the highway. Therefore in terms of potential overlooking and loss of privacy, the impact on the dwellings opposite the application site has been significantly reduced. The impact is therefore considered to be acceptable in planning terms.

7.15 Impact on 11 Warblington Road

As the dwelling is set back from the front elevation of No. 11, the rear elevation will extend past the rear building by 6.1m. However, it would be set off the shared boundary by 1.8m, with the closest section of No. 11 being a garage. Therefore no rear windows within No. 11 would suffer a loss of outlook. There are no proposed windows in the side elevation of the proposed dwelling which would result in a loss of privacy. Overall it is considered that the impact would be acceptable in planning terms.

(iv) Highways and parking

7.16 There are three bedrooms proposed in the property, subsequently there will be a requirement for two on site parking spaces as recommended in the HBC Parking SPD (July 2016). The proposed block plan submitted reflects this.

7.17 The block plan shows a new vehicular access to proposed property. An informative note should be attached to any planning permission stating that works on the highway require the approval of the Highway Authority (HCC).

(v) Developer contributions

7.18 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 20 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 £100 per square metre (plus indexing) on new floorspace (measured as gross internal area) in Emsworth.

7.19 The proposal would result in new residential development which is Community Infrastructure Levy (CIL) liable and the appropriate forms have been submitted. The gross new internal floor space for the dwelling has been calculated by the agent as 227.1 sqm which generates a total CIL liability of approximately £30,617.95. The applicant is not claiming self build exemption.

7.20 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 £688.85 for a for a 3no. bedroom dwelling and the relevant paperwork has been returned and the contribution paid. The proposal therefore accords with Policies CS11, CS21 (Developer Contributions) and DM24.

8 Conclusion

It is considered that the revised application has made the necessary amendments to the overall scheme, adequately addressing the previous reason for refusal relating to the size, prominent siting and overbearing impact on the neighbouring property at 9 Warblington Road. Therefore the application is recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00297 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 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 No development shall take place until finished floor levels for the proposed building 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 having due regard to policy CS16 of the Havant Borough Local Plan 2011 and the National Planning Policy Framework 2012.
- 4 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.
- 5 No development hereby permitted shall be commenced until a detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of

the implementation of all such landscaping works.

The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 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 CS11.1, CS11.4, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 7 The new dwelling shall not be occupied until space for the parking of vehicles and other vehicular access arrangements (including the provision of dropped kerbs) for the new dwelling have been provided within the site and surfaced with permeable materials in accordance with the details shown on approved drawing no. KAD 01 A PPNB rev H. Such areas shall thereafter be retained and used solely for those purposes.

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 2012.

- 8 No development hereby permitted shall commence until plans and particulars (including elevations of the front boundary wall) specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Authority, the development hereby permitted shall not be brought into use prior to the completion of the installation of all screening provision as is thus approved by the Authority. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.

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 2012.

- 9 The garage hereby permitted shall be retained and kept available for the parking of cars at all times and shall not be converted to living accommodation.

Reason: To ensure the retention of adequate on-site car parking in accordance with the standards adopted in the Havant Borough Core Strategy

2011 which forms part of the Local Development Framework and to discourage parking on the adjoining highway in the interests of highway safety / local amenity and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 10 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order, no extension or outbuilding permitted by Classes A, B, C, D or E of Part 1 of Schedule 2 to the 2015 Order (as amended) shall be constructed within the curtilage of the site without the prior approval of the Local Planning Authority.

Reason: To protect the amenity of the area and to secure satisfactory levels of private amenity space for future residents and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 11 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg no. KAD 01 A PPNB rev H Location and block plan, proposed floor and elevations plan
Design and access statement

Reason: - To ensure provision of a satisfactory development.