
Site Address:	14 Otterbourne Crescent, Havant, PO9 4RN		
Proposal:	Erection of 1No. 2 bed semi-detached dwelling. (Resubmission)		
Application No:	APP/17/01153	Expiry Date:	25/01/2018
Applicant:	Mr M Munro		
Agent:	Mr D Treagus	Case Officer:	Emma Chisnall
	Derek Treagus Associates		
Ward:	Warren Park		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 14 Otterbourne Crescent is a semi-detached dwelling situated on modestly varying land levels in Leigh Park, Havant. The dwellinghouse is constructed of facing brickwork and concrete tiles and is positioned at the far north west end of the crescent. The dwellinghouse has a generous amenity space to the north and west of the site and a new two bedroom dwelling is proposed to be developed within it creating a terrace of housing. The curtilage boundary varies with being open to the front and constructed of 2m high timber panels to north and west of the application site.
- 1.2 Parking is limited on the site with two spaces able to be accommodated for No 14. Most dwellings in the vicinity have a modest provision to the front however on-street parking is also available within the crescent.

2 Planning History

APP/16/01248 - Erection of 1No. 2 bed semi-detached dwelling, WD,12/04/2017

3 Proposal

- 3.1 Erection of 1No. 2 bed semi-detached dwelling. (Resubmission)
- 3.2 The works involve the erection of a two bed dwellinghouse to the north side of No 14 creating a terrace of housing in Otterbourne crescent. Where amenity space is present to the side and rear of the existing dwellinghouse the new dwellinghouse shall be positioned here leaving only rear amenity space available to No 14. The works are proposed to be retained in the existing curtilage boundary.

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 Council Housing SPD 2011

Havant Borough Local Plan (Core Strategy) March 2011
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)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

LP2	(Leigh Park Housing Allocations (Garage Courts/Parking Areas))
LP1	(Leigh Park Housing Allocations (Sites))
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

Building Control, Havant Borough Council

Surface water sewer located approx. 5m away approx. but this might be closer site check might be a good idea. No other comments.

Planning Officer Comment: An informative shall be included with the decision.

Community Infrastructure, Planning Policy & Urban Design

No adverse comment

Mr P Marshall, Development Engineer

The parking survey indicates that there is available parking on the highway and the lack of parking would not cause a highway amenity or safety problem.

Waste Management

No concerns regarding the application

Hampshire Constabulary

No adverse comment

Portsmouth Water

The site poses a low risk to groundwater due to its proposed use and underlying geology, we therefore have no further comments to make on this application

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: 7

Number of site notices: Not applicable.

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 on residential amenity levels
- (iv) Residential amenities of the proposed dwelling
- (v) Parking
- (vi) CIL and planning obligations

(i) Principle of development

7.2 The application site is situated within an urban area as defined by policy CS17 where further development is considered acceptable subject to the usual development control criteria. Policy CS9 supports new dwellings which help the Borough achieve its allocated housing requirement and therefore the principle for the additional dwelling is acceptable.

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

7.3 The works involve the development of a new dwellinghouse to the north side of No 14. The proposal shows that the ridge height and front elevations shall be in line with the existing dwelling with a rear elevation that projects past the existing at No 14. Although not directly subservient the works are considered to have a suitable mass and bulk and do not project past the front building line and have a modest width and matching roofline. Therefore on balance, it is considered that the development would not significantly impact the visual amenity of the locality and is considered to be in keeping to the character and appearance of the area.

7.4 The dwellinghouse is proposed to be built using matching materials to that of No 14 and shall have similar and modest window details when compared to other dwellings in the crescent. A condition shall be included with the decision requesting samples of the materials proposed to be submitted to the Local Planning Authority for approval to ensure they are in keeping.

7.5 The proposed dwelling is considered to retain a suitable gap between itself and the dwelling to the north east No 15 which would ensure that the works do not create a cramped or crowded appearance in the streetscene which complies with policy CS16 of the Havant Borough Core Strategy 2011.

7.6 The works involve alterations to the front amenity space of No 14 and the removal of part of the boundary around the curtilage in order to accommodate a car to the front of the dwellinghouse. Although it is acknowledged that this removes an attractive feature to the front of the dwelling this is a typical type of development with the crescent containing multiple dwellings that have carried out similar works. Therefore on balance, the works to the front are considered to not be severe enough to warrant a refusal of planning permission.

(iii) Impact on residential amenity levels

- 7.7 The proposed dwellinghouse has the potential to impact No 14 to the south, the adjacent neighbour to the east No 15 and the dwellings to the rear No 120 and No 122 Botley Drive. It is noted no objections have been made in regards to the proposed development.
- 7.8 The works are proposed to project past the rear elevation of No 14 and as such has the potential to impact the dwellinghouse. Following a site visit and assessment however the works are considered to have a modest projection to the rear and due to being positioned to the north of the dwelling light levels reaching No 14 shall not be significantly impacted as a result. Although the outlook has the potential to be impacted it is noted that the window at ground floor level is set centrally in the rear elevation and as such shall be set away from the proposed extension reducing the impact caused further. The development to the north side of No 14 shall remove windows currently serving the dwelling however on the ground floor the kitchen window being removed is served by another as is the hallway by the front door. At first floor level the impacted windows are to the stairs and landing which are not considered to be primary rooms which if removed would not result in a significant impact. Coupled with no objections being made it is considered that on balance, the impact caused would not be sufficient enough to warrant a refusal of planning permission. The proposed new dwelling shall remove part of the amenity space available to No 14 however an adequate provision is considered to be retained to the rear and this is reflective of the typical provision of the neighbouring dwellings in Otterbourne Crescent and is considered to be acceptable.
- 7.9 The dwellings to the rear of the proposed dwelling No 120 and No 122 Botley Drive have the potential to be impacted by the proposed first floor windows of the proposed dwelling as the ground windows shall be sufficiently screened by the curtilage boundary in place. Although at first floor the windows shall be set substantially away from the dwellings to the rear and it is acknowledged that with the existing first floor windows in the rear elevation at No 14 that a degree of over-looking is already in place. It is considered that the works proposed to the new dwelling would not increase this impact sufficiently and are therefore considered to result in a limited and acceptable impact.
- 7.10 The dwelling to the north east No 15 is considered to be set sufficiently away from the new dwelling so as not to have its outlook or light levels reaching the dwellinghouse impacted. Although an element of over-looking could occur from the proposed first floor side window it is acknowledged that this shall be north facing and coupled with being set sufficiently towards the rear end of the dwellinghouse the impact caused is considered to be reduced sufficiently and is acceptable.

(iv) Residential amenities of the proposed dwelling

- 7.11 The layout shows how the site would be laid out and includes two parking spaces. A rear garden with a depth of over 10m and an acceptable width is provided which complies with the Boroughs Design Guide and is considered to be an appropriate size. Due to the acceptable distances between the neighbouring dwellings to the rear and east of the site the proposed 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 sufficiently and a condition shall be included removing permitted development rights so that any new proposed work would need to be submitted to the Local Planning Authority for approval. Overall it is

considered therefore that the impact on the development is acceptable in terms of the amenities of future residents.

(v) Parking

- 7.12 As a two bedroom dwelling No 14 and the proposed new dwellinghouse are required to provide two parking spaces per dwelling making four in total onsite. Plans indicate and show that three parking spaces can be accommodated onsite which means the streetscene of Otterbourne Crescent would need to be able to accommodate the additional space. Parking surveys have been submitted alongside the application which demonstrate that Otterbourne Crescent can accommodate the additional space required at multiple times in the day across a full week. Highways have also been consulted and are in agreement that the provision can be met and that the proposal accords with the Boroughs Parking SPD and is acceptable.

(vi) Cil and planning obligations _

- 7.13 A contribution towards the SPA is required under policy DM24 of the Allocations Plan totalling £210. For the proposed dwelling, plus admin and monitoring fee, the appropriate payment of £210 has been paid and the relevant form has been completed by the applicant.
- 7.14 The application is liable to pay the Community Infrastructure Levy a total of £7,066.80 and the relevant forms have been sent including a draft liability notice.

8 Conclusion

- 8.1 The proposed scheme for an additional dwelling to the side of No 14 with appropriate conditions shall not give rise to any undue amenity space issues and is acceptable in highway terms. The proposal is therefore considered to accord with the relevant Local Plan and Allocations Plan policies and the guidance set out in the Borough Design Guide 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/17/01153 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 The development hereby permitted shall be carried out in accordance with the following approved plans:
Parking Surveys Received 21.11.2017
Existing and Proposed Floor Plan with Proposed Elevation Plan: Drawing No 16/525/01
Location and Site Plan: Received 29.11.2017 Reference 100046326
Reason: - To ensure provision of a satisfactory development.

- 3 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.
- 4 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 hereby permitted new dwelling 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 2012.
- 5 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.
- 6 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.
- 7 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.
- 8 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.