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|-----------------|-------------------------------------------------------------------------------------------------------|---------------|-----------------|
| Site Address:   | Land adj. 1 Dockenfield Close, Havant, PO9 3ST                                                        |               |                 |
| Proposal:       | Construction of 1No. 1bed dwelling with associated refuse and cycle storage, parking and landscaping. |               |                 |
| Application No: | APP/17/01136                                                                                          | Expiry Date:  | 18/12/2017      |
| Applicant:      | Mr Stone                                                                                              |               |                 |
| Agent:          | Mr C Flint                                                                                            | Case Officer: | Daphney Haywood |
|                 | Chris Flint Associates Ltd                                                                            |               |                 |
| Ward:           | Barncroft                                                                                             |               |                 |

Recommendation: **REFUSE PERMISSION**

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## **1 Site Description**

Dockenfield Close is a residential cul-de-sac in Havant. No 1 Dockenfield Close is an end of terrace 3 bedroom house sited on a corner plot at the junction with Winchfield Crescent. It is set back from Winchfield Crescent relative to the terrace that lies to the east fronting the Crescent and a landscaped area separates the boundaries of these properties and the side boundary of the application site from the highway in Winchfield Crescent. The property has a relatively wide garden.

Generally the properties in this location were constructed without on site parking, and the area provides some unallocated layby parking. However, the application property does provide on site parking for 2 cars in an existing garage with parking to the front accessed off Winchfield Crescent.

The area is predominantly characterised by medium to high density residential development of a broadly similar character. The site lies within a defined urban area for the purposes of the development plan.

## **2 Planning History**

None for the application site, however, a number of properties in the immediate and surrounding area have been the subject of planning permission for 2 storey development to the side either to form a new attached dwelling or an extension to the existing dwelling.

## **3 Proposal**

The plans have been amended and the proposal now comprises the construction of 1No. one bed two storey end of terrace dwelling with associated refuse and cycle storage, parking and landscaping. The development would be constructed in materials to match the existing dwelling, and whilst of similar style it would have a reduced width, reflecting the proposed plot width.

The proposed plot for the new dwelling would be slightly wedged shaped and the dwelling would be sited in proximity to the boundary with Winchfield Crescent. One on site parking space would be provided for the proposed dwelling off Winchfield Crescent in the location of existing garage and parking space serving the existing dwelling, which would be served by a new parking space off Dockenfield Close. A rear garden approx 7.5m deep would serve the proposed dwelling and the existing dwelling would retain an

area of rear garden some 6.5m by 10m deep.

#### **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

|      |                                                                                   |
|------|-----------------------------------------------------------------------------------|
| CS11 | (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) |
| CS16 | (High Quality Design)                                                             |
| CS17 | (Concentration and Distribution of Development within the Urban Areas)            |
| CS21 | (Developer Requirements)                                                          |
| CS9  | (Housing)                                                                         |
| DM10 | (Pollution)                                                                       |
| 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) |
| AL2  | (Urban Area Boundaries and Undeveloped Gaps between Settlements)                          |

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

#### **5 Statutory and Non Statutory Consultations**

##### **Building Control**

The sewer map on GIS shows a foul water public sewer within 3m of the proposed front elevation and a storm water public sewer within 3m of the proposed side elevation. A consultation should be carried out with Southern Water

##### **Crime Prevention -Minor Apps**

no comments received

##### **Developer Services, Southern Water**

no comments received

##### **Development Engineer - Highways**

The application form states that there is no new access to the Highway therefore the application should be dealt with by the Planning Authority using standard Highway Authority guidance.

##### **Public Spaces**

no comments received

##### **Waste Services Manager**

no comments received

#### **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: 0

Number of site notices: one

Statutory advertisement: Not applicable.

Number of representations received: 6

| Comment                                                                                                                                                                                                                                                                                                                                      | Officer Comment |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Myself and my wife live in the corner property on the other side of the entrance to Dockenfield Close. We have no objections to the dwelling being erected in its entirety and in fact consider it will most likely add to the general improvement to the area. We wish the applicant every success with his proposal.<br>Proposal supported | noted           |
| More cars driving alone Winchfield, more parking problems, Dockenfield Close and Winchfield crescent is already overcrowded with cars.                                                                                                                                                                                                       | see section 7   |
| Why are all the comments from Winchfield and none from Dockenfield ... and why all on the same sort of paper ???                                                                                                                                                                                                                             | noted           |

## **7 Planning Considerations**

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
- (iii) Effect on the neighbouring properties
- (iv) Impact on street scene
- (v) Highways
- (vi) Developer Contributions and Other Matters

### **(i) Principle of development \_**

The application site is located within a defined urban area for development plan purposes. The construction of a new dwelling on the site is therefore considered appropriate in principle, subject to consideration of detailed development control criteria, which include the provisions of the Borough Design Guide SPD as well as Core Strategy policies which promote high quality designs which respect the amenity of the locality and local residents. The provision of 1 new dwelling, whilst modest, would contribute to the provision of new homes across the Borough under Core Strategy Policy CS9. It is noted that a number of properties in the locality have been extended at 2 stories, however, these involve a different context or form of development and as such the current

application has to be considered on its merits.

(ii) Appropriateness of design

The proposed dwelling would be constructed of similar materials to 1 Dockenfield Close, but that part of the proposed dwelling closest Winchfield Crescent would be set back in response to the narrowing of the plot width and overall the width of the proposed dwelling would be relatively narrow due to the restricted width of the plot. As such it would appear unbalanced with the existing dwellings in the terrace, but not to such an extent as to form the only reason for refusal.

(iii) Effect on the neighbouring properties

The proposed property is located to the north of no.1 Dockenfield Close, and would not have a significant impact on the outlook or amount of available sunlight as it would not project beyond the front and rear elevations of No1. There are no windows proposed within the proposed gable end and separation distance is such that the proposal is not considered to result in unacceptable loss of amenity to 38 Winchfield Crescent.

The proposed dwelling would result in a decrease in the size of no.1's garden, but a garden depth of 10m would be provided in accordance with the Borough Design Guide.

(iii) Impact on street scene

When viewed from Winchfield Crescent, the proposed dwelling would appear as a significant addition to the northern end of a terrace of four existing dwellings projecting significantly forward of the adjacent development fronting Winchfield Crescent to the east. Whilst it is noted that development fronting Winchfield Crescent to the west is sited further forward, the site relates more closely to that to the east. This forward projection would render the proposed dwelling prominent in the street scene and adversely impact visual amenities. Additionally given the narrow form of the proposed dwelling and its design to accommodate the narrowing of the plot, the development would appear contrived and out of character.

(v) Highways

The adopted parking standards require a minimum of 1 space for a one bed dwelling and 2 parking spaces for a 2 bed dwelling. Whilst this would be provided for the proposed dwelling the parking for the existing dwelling would be reduced from 2 spaces to one spaces. A number of properties in the area do not have on site parking, however, the existing layby appears to be well used as is the grassed verge along Winchfield Crescent, therefore on balance and in the absence of a parking survey to demonstrate otherwise, it is possible that the shortfall would have an unacceptable adverse impact on amenities of existing residents.

(vi) Developer Contributions and Other Matters

The proposal is subject to financial contributions relating to the Community Infrastructure Levy (CIL) and the Solent Recreation Mitigation Project (SRMP). The necessary CIL forms have been completed by the applicant and an appropriate SRMP Deed and Payment has been completed and paid.

## 8 Conclusion

Whilst the proposed construction of dwelling in the built up area is acceptable in principle and would contribute to the housing supply, the impact of the proposal on character of the area and visual amenities would be detrimental and contrary to the provisions of

Policy CS16. Additionally the proposal does not satisfy the adopted minimum parking standards and in the absence of a parking survey it has not been demonstrated that there would be no adverse impact/congestion resulting in detriment to existing residents.

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## **9 RECOMMENDATION:**

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/17/01136

for the following reasons

- 1 The proposed development due to the contrived design, restricted plot width and forward siting in Winchfield Crescent would be prominent in the streetscene and would conflict with the established pattern of development in the locality and as such would have an adverse impact on visual amenities. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 2 The proposal fails to satisfy the minimum car parking requirements set out in the adopted Parking Standards and it has not been demonstrated that sufficient car parking would be provided on site to serve the proposed development in accordance with the Local Planning Authority's adopted standards. As such the proposed development could encourage the parking of vehicles on the public highway which could interrupt the free flow of traffic, detrimental to residential amenity and contrary to Policies the CS16, and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.