

APP/17/00369 - Outline planning application for the demolition of existing building and erection of a three-storey block of thirty-one flats, together with associated car and cycle parking.

PERMITTED ,08/11/2017

Officer Comment: All matters with the exception of Landscaping were considered and determined at outline stage. It should be noted that this application also seeks to amend the cycle store.

3 Proposal

Reserved matters application for landscaping of the site following outline planning permission reference APP/17/00369 and amendment to proposed cycle store.

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)
- CS9 (Housing)
- 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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

Comments On Application:

- ☐ This site has been assessed to be suitable for redevelopment and has been granted outline approval.
- ☐ There are trees on the site but none are deemed suitable trees to TPO and in any event the best of them are shown to be retained on an area of open space to the west side of the main development block.
- ☐ Condition 4 covers the issue of protective fencing around these retained trees so they will be respected during the build process.

Conclusions:

- ☐ They have chosen to plant 7 Fastigate Field Maples *Acer campestre* 'Streetwise' directly in front of the flats and only a few metres from same.
- ☐ These trees are upright in growth habit but still have some broadness at the base and will soon close the gaps and make a continuous green screen across the frontage – thus they will be under pressure from day one to be 'pruned or felled'.

Recommendations:

- ☐ The better option would be to stick with the plant species selected but to plant less of them so that there are gaps between their crowns at maturity.
- ☐ I also suggest that they focus on planting some larger and more diverse tree species in the open space area - because what is there now has less than 10 years life expectancy so their demise needs to be catered for.

Officer Comment: The plans have now been amended and there are no objections from the Landscape Team to the amended proposals.

Southern Water

Reference should be made to Southern Water publication "A Guide to Tree Planting near water Mains and Sewers" with regards to any landscaping proposals.

Please note that Southern Water does not allow construction of cycle storage structure and attenuation paving over or within clearance distance of the public critical 675mm foul sewer.

The comments in our response 27/04/2017 remain unchanged and valid.

Officer Comment: Tree planting is taking place outside of easements with only smaller planting within. The cycle store has been re-positioned to a position understood to be outside the easements following agents consultation with Southern Water..

Previous Comments on Outline Application:

The submitted sewer protection measures as shown in drawing no. FB 5728/100 shows that building works within 3 metres of the foul sewer which is not satisfactory to Southern water.

Please note:

-No development or new tree planting should be located within 3.5 metres either side of the centreline of the 675mm foul sewer.

The comments in our response dated on 27/04/2017 remain unchanged and valid for the amended details.

Original Comments:

Please find attached a plan of the sewer records showing the approximate position of foul sewer within the site. The exact position of the foul sewers must be determined on site by the applicant before the layout of the proposed development is finalised.

Please note:

-No development or new tree planting should be located within 3.5 metres either side of the centreline of the foul sewer.

-No new soakaways should be located within 5m of a public sewer.

-All existing infrastructure should be protected during the course of construction works.

Furthermore, 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.

In order to protect drainage apparatus, Southern Water requests that if consent is granted, a condition is attached to the planning permission. For example "The developer must advise the local authority (in consultation with Southern Water) of the measures which will be undertaken to protect the public sewers, prior to the commencement of the development."

Our initial investigations indicate that Southern Water can provide foul sewage disposal to service the proposed development. Southern Water requires a formal application for a connection to the public 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".

The results of an initial desk top study indicates that Southern Water currently cannot accommodate the needs of this application without the development providing additional local infrastructure. The proposed development would increase flows into the surface water sewerage system and as a result increase the risk of flooding in and around the existing area, contrary to paragraph 109 of the National Planning Policy Framework.

Alternatively, the developer can discharge surface water flow no greater than existing levels if proven to be connected and it is ensured that there is no overall increase in flows into the surface water system. You will be required to provide a topographical site survey and/or a CCTV survey with the connection application showing the existing connection points, pipe sizes, gradients and calculations confirming the proposed surface water flow will be no greater than the existing contributing flows.

Should the Local Planning Authority be minded to approve the application, Southern Water would like the following condition to be attached to any permission. "Development shall not commence until a drainage strategy detailing the proposed means of surface water disposal and a implementation timetable, has been submitted to and approved in writing by, the local planning authority in consultation with the sewerage undertaker. The development shall be carried out in accordance with the approved scheme and timetable."

We suggest the following informative: 'The applicant/developer should enter into a formal agreement with Southern Water to provide the necessary sewerage infrastructure required to service this development. The applicant/developer should contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk in order to progress the required infrastructure.

It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order

- a Adequate soakaway or infiltration system
- b Water course
- c Where neither of the above is practicable sewer

Southern Water supports this stance and seeks through appropriate Planning Conditions to ensure that appropriate means of surface water disposal are proposed for each development. It is important that discharge to sewer occurs only where this is necessary and where adequate capacity exists to serve the development. When it is proposed to connect to a public sewer the prior approval of Southern Water is required.

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.

We request that should this application receive planning approval, the following condition is attached to the consent: "Construction of the development shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water."

The proposed development would lie within a Source Protection Zone around one of Southern Water's public water supply sources as defined under the Environment Agency's Groundwater Protection Policy. Southern Water will rely on your consultations with the Environment Agency to ensure the protection of the public water supply source.

Development Engineer - Highways

The Highway Authority have no adverse comment on this application

Landscape Team

Further Comments:

- Further details on building material specification for the bike store and bin store requiring submission including material type, product reference and colour to understand how the proposed development will affect the existing streetscape.

Officer Comment: A condition is recommended in relation to the materials/finishes of the bin store (materials for main building secured by condition on outline consent).

Original Comments:

Reserved matters application for landscaping of the site following outline planning permission reference APP/17/00369.

From a landscape perspective we have the following comments:

- The proposed rendered concrete block wall along Petersfield road is not deemed an appropriate boundary treatment. Painted render is not considered to be harmonious with the proposed development or indeed the existing streetscape. Additionally the submitted Landscape Proposals drawing does not indicate the finished height of the proposed rendered concrete block wall. A 1m high brick wall along the B2149 would be more in keeping with the existing vernacular. We also have concerns with the proximity of the proposed wall to the RPA of the existing trees. We would require cross section details of all proposed boundary treatment to understand what construction process is to be implemented and how this will impact existing trees/structures.
- What measures are being implemented to mitigate pedestrians walking across the proposed Ilex aquifolium as a short cut from Petersfield road? Whilst the planting will be condition for 5 years we still have concerns that this will become an informal access point. The inclusion of a post and wire fence to allow the planting to establish would be preferred.
- We echo the point raised by the arboriculturist in relation to the density of the Acer campestre 'Streetwise' fronting Petersfield road. A small reduction in the number of trees would allow more space to afford for a more natural canopy.
- The footpath via the access point from Petersfield road should be a straight line to avoid desire lines and a minimum width of 2m.
- We have concerns with the location of the bike storage, at present it has a 2m buffer of planting between the cycle storage and the boundary treatment. Any planting within this location will struggle to survive due to lack of light and access for maintenance. A preferred option would be to push the cycle storage south up to the site boundary, this will allow for a wider footpath and will reduce the severity of the 90° turn and increase the visibility across the site.
- The building access footpath adjacent to the disabled space should also be a minimum of 2m width to mitigate tensions between pedestrians and the cars parked directly neighboring the footpath.
- The planting bed of Berberis thunbergii to the east of parking space no. 16 should be hard surfaced to allow for users to access their vehicle without damaging the vegetation.
- The Landscape Proposals labels a 1.2m high metal railing, however it is not evident as to where the railing is proposed within the landscape, all proposals need to be clearly visible on drawings.

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: 29

Number of site notices: Two

Statutory advertisement: 24/11/2017

Number of representations received: 1

I submit my objections on behalf of myself and my other, who owns number 9.

I wonder why you have accepted plans to build so many flats I this relatively small plot of land, right next to a busy, noisy main road and who your target purchasers will be?

Along with other residents of Havant Farm Close, the erection of a three storey block of flats clearly impacts on loss of daylight and inarticulate privacy and outlook. A two storey block of flats is one thing, but three storey block means that residents of proposed flats will be able, to directly look into all rooms at the back of our properties and gardens. Balconie are usually added to properties with an aesthetic view. The rear of our proerties does not consititute an aesthetic view and increases our loss of privacy.

I will leave you with one thought. When you go home in the evening and question whether you would accept a three storey block of flats being erected at the back of your residence, would you deem it acceptable?

Officer Comment: The impact of the flats proposal has been fully considered at the outline stage of this applicaiton.

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 from landscaping scheme
- (iii) Impact upon residential amenity
- (iv) Suitability of cycle parking

(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. In this case Outline Planning Permission was granted for the demolition of existing building and erection of a three-storey block of thirty-one flats, together with associated car and cycle parking. With the exception of landscaping all other matters were agreed at the outline stage. The merits of the landscaping scheme and the revised cycle store are the only matters for consideration at this stage.

(ii) Impact upon the character and appearance of the area from landscaping scheme

The proposed landscaping scheme seeks to retain existing trees where possible and to enhance this with addition planting. The frontage with the Petersfield Road provides the opportunity for additional planting with the introduction of Field Maple trees.

Other planting is provided around the parking area. It is recogised that there is limited oportunity for planting along the boundary with properties in Havant Farm Close although group planting is propvided including hawthorn, holly, blackthorn etc.

The landscaping scheme is considered acceptable following amendments secured during the applicaiton process.

(iii) Impact upon residential amenity

The proposed landscaping has been assessed in relation to potential impacts on residential amenity. The proposals are considered acceptable in relation to neighbouring properties, and the landscaping team have no objections to the amended proposals.

(iv) Suitability of cycle parking

The change in the design of the cycle parking has been necessitated by the requirement for an easement to the public sewer crossing the site. This has resulted in an increase in the height of the building and a wider profile when viewed from properties in Havant Farm Close. The alterations have maintained a gap to the boundary with these properties which is increased over the outline permission cycle store position. Landscaping is also provided to the rear of the store. The design and siting are considered to have an appropriate relationship to nearby residents.

The cycle store proposed retains the previously approved amount of storage for bikes and this meets the requirements of the Councils Parking SPD.

8 Conclusion

In conclusion the proposed landscaping and cycle storage are considered acceptable and approval of the reserved matters application is therefore recommended.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT APPROVAL OF RESERVED MATTERS** for application APP/17/01202 subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Landscape Proposals Drawing No. 2107/1D Rev D
Site, Block & Location Plans Drawing No FB 5728/100 Rev P
Street Scene & Bin and Bike Stores Drawing No. 106 Rev H
Reason: - To ensure provision of a satisfactory development.
- 2 The landscaping works shown on the approved plans (Landscape Proposals Drawing Number 2017/1D rev D) shall be carried out in accordance with the approved details and in accordance with any timing / phasing arrangements approved in writing by the Local Planning Authority or within the first planting season following first occupation of the development hereby permitted, whichever is the sooner. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.
Reason: To ensure the appearance of the development is satisfactory 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.

- 3 Notwithstanding any description of materials in the application no above ground construction works in relation to the proposed cycle store shall take place until samples and 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 policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The proposed development shall not be occupied unless and until the cycle store and visitor cycle parking shown on the approved plans has been constructed and made available for use.

Reason: In the interests of encouraging sustainable modes of transport and having due regard to Havant Borough Local Plan (Core Strategy) 2011 policy DM13 and the National Planning Policy Framework.