
Site Address:	28 Beacon Square, Emsworth, PO10 7HU		
Proposal:	Outline application for 1No. 4 bedroom house.		
Application No:	APP/17/00121	Expiry Date:	29/03/2017
Applicant:	Mr Trussler		
Agent:	Vanags	Case Officer:	Daphney Haywood
	Nash and Partners Ltd		
Ward:	Emsworth		

Recommendation: **GRANT OUTLINE CONSENT**

1 Site Description

The site which is situated on a bend in the road at the south eastern corner of the most southerly section of Beacon Square currently forms the front garden of No.28, a detached two storey dwelling sited on a large plot .

2 Planning History

02/54631/004 - Outline application for the erection of a single dwelling house (renewal of application 99/54631/003), PERM,27/03/2002

05/54631/005 - Outline application for the erection of a single dwelling house (renewal of 02/54631/004), PERM,31/03/2005

08/54631/006 - Outline application for the erection of a single dwelling house. (Renewal of Planning Permission 05/54631/005.), PERM,19/03/2008

APP/11/00256 - Extension of time limit for implementation of Planning Permission

08/54631/006 relating to outline application for the erection of a single dwelling house., PERM,06/05/2011

APP/14/01018 - Outline application for 1No. 4 bed house., PERM,26/11/2014

3 Proposal

Outline application for 1No.4 bedroom house.

4 Policy Considerations

National Planning Policy Framework

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) |

Havant Borough Local Plan (Allocations) July 2014

- | | |
|------|---|
| DM25 | (Managing Flood Risk in Emsworth) |
| 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)

Supplementary Planning Documents (SPD) forming part of HBLDF
Residential Parking and Cycle
Borough Design Guide

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

5 Statutory and Non Statutory Consultations

Crime Prevention -Minor Apps No comments received

Development Engineer - Highways

The Highway Authority have no adverse comment to this application

Building Control

Solid waste storage not indicated

Insufficient information to show compliance with Glazing / flue issues

Additional information required to undertake full consultation

(officer's note, this is an outline application and additional information to cover these matters would be provided at the reserved matters stage)

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: 5

Number of site notices: one

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary:

Comment:

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 on the character of the area
- (iii) Impact on neighbouring properties
- (iv) Contributions and CIL

- (i) Principle of development

7.2 The site lies within the built up area where development is acceptable in principle subject to development control considerations.

(ii) Impact on the character of the area

- 7.3 The site has a history of permission for a single dwelling with the most recent permission being APP/14/01018. The current application is for similar development although the plot width has been reduced to allow for retention of the existing drive, where previously the drive was relocated towards the boundary with No 26a to provide a wider plot for the proposed dwelling.
- 7.4 The application is outline only and therefore no details of the design of the dwelling or access are provided; these are to be determined at a later date, therefore this application is just to see whether the principle of development is acceptable. Any potential impact on the street scene or neighbouring properties will be determined at a later date, provided the LPA are satisfied that some form of development can be accommodated on site without significantly affecting the street scene or neighbouring properties.
- 7.5 The neighbouring plot has been subdivided in a similar fashion to that proposed and therefore the proposed development is unlikely to have a significant impact on the character of the area or the street scene as the proposed development will maintain the building line of the neighbouring development and will effectively be an infill plot.
- 7.6 The proposed development also maintains a large rear garden for the existing dwelling and the proposed dwelling will sit within a relatively spacious plot which although of reduced width from the 2014 permission will be a similar size to the neighbouring plot at 32 and will therefore maintain the character of the area. The proportion of built coverage and open space is considered acceptable and responds to the proportions in the adjoining properties.

(iii) Impact on neighbouring properties

- 7.7 The proximity to the neighbouring properties is considered to be acceptable. The property to the west has a double garage between the dwelling to the west and the site ensuring there is space surrounding the property to the west and that some form of development on the adjoining plot is unlikely to have any significant impact, providing there is appropriate design and positioning of the proposed development.
- 7.8 The property to the east, No.32 has been extended close to the shared boundary (with no windows overlooking the application site), but there is a drive way for No. 30 Beacon Square between the site and No.32 and therefore it is considered any proposed development could be designed so as to have no significant impact on the neighbouring dwelling.
- 7.9 In respect to conditions, a condition requiring obscure glazing of side windows to maintain privacy is recommended.

(iv) Contributions and CIL

- 7.10 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 20th 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 on new floorspace plus indexing. It is considered that there is a CIL liability for this site, and the reserved matters application would be required to provide a CIL payment.

- 7.11 This development would 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. The measures of mitigation adopted by the LPA requires a payment of £176 per dwelling to the Solent Disturbance Mitigation Project. This payment has now been received.

8 Conclusion

- 8.1 The proposed development is considered to be an acceptable form of development and approval is recommended.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT OUTLINE CONSENT** for application APP/17/00121

subject to the following conditions

- 1 Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates: (a)The expiration of three years from the date of this permission; or (b)The expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.
Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The approval of the Local Planning Authority shall be obtained in respect of the following reserved matters before the development first takes place - the access; appearance; landscaping; layout; and scale.
Reason: The application is granted in outline only under the provisions of Article 5 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and details of the matters referred to in the condition have not been submitted for consideration.
- 3 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the detailed proposals for all of the following aspects of the same herein called "the reserved matters" have been submitted to and approved in writing by the Local Planning Authority.
 - (i) **The reserved matters:**
 - (b) The siting of all buildings and the means of access thereto from an existing or proposed highway;
 - (c) The design and external appearance of all buildings (including

details of the colour and texture of external materials to be used);

- (l) Landscaping including a landscape design showing the planting proposed to be undertaken, the means of forming enclosures, the materials to be used for paved and hard surfaces and the finished levels in relation to existing levels;

(ii) Other matters:

- (a) The areas to be used for contractors' vehicle parking and materials storage during (site clearance and) construction of the development;
- (d) Existing ground levels and the proposed finished levels (above ordnance datum) of both the ground floor of the proposed building(s) and the surrounding ground levels;
- (e) Access facilities for the disabled;
- (f) The measures to be taken to protect adjacent areas from excessive noise;
- (g) Alterations to the external appearance of the existing building(s);
- (h) The layout of foul sewers and surface drains;
- (j) The manner of treatment of existing water courses and ditches;
- (k) Landscaping including an accurate plan showing the position, type and spread of all existing trees on the site and a schedule detailing the size and physical condition of each tree and, where appropriate, the steps to be taken to bring the tree(s) to be retained to a satisfactory condition; and also details of any proposals for the felling, lopping, topping or uprooting of any tree;
- (m) Landscaping including the arrangements to be made for the future maintenance of landscaped and other open areas;
- (n) The alignment, height and materials of all walls and fences and other means of enclosure;
- (o) Hardsurfacing proposals including surfacing materials;
- (p) The provision to be made for the parking of vehicles;
- (q) The provision to be made for the parking, turning, loading and unloading of vehicles;
- (r) The provision to be made for the storage and removal of refuse from the premises;

- (s) The provision to be made for street lighting;
- (t) The provision to be made for external lighting;
- (u) The location, height and appearance of any chimney(s);
- (w) The measures to be taken to prevent damage to existing trees (and hedgerows) throughout implementation of the development;

Reason: To secure orderly development.

- 4 There shall be no first floor windows in the end / side elevations of the proposed property (that is in those elevations facing in the direction of nos.32 and 26a Beacon Square), other than windows which shall be:
- (a) permanently glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4, and
 - (b) permanently non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Reason: To protect the amenities of the neighbouring residents and having due regard policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 No percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dbAmax – measured at the sensitive receptor) shall be undertaken during the bird overwintering period (i.e. October to March inclusive), and all materials, equipment and machinery shall be stored in a designated compound within the curtilage of the property. The sensitive receptor is the nearest point of the Chichester and Langstone Harbours Special Protection Area or any supporting habitat (e.g. high tide roosting site). In this instance the beach to the rear of the application site

Reason: To protect the adjacent Chichester and Langstone Harbours Special Protection Area and supporting habitat.

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

Location and site plan dwg no. 2117/SL-10

Reason: - To ensure provision of a satisfactory development.