
Site Address:	16 Latchmore Forest Grove, Waterlooville, PO8 8XG		
Proposal:	Proposed New (3)-bedroom bungalow in place of permission granted 14/01166		
Application No:	APP/17/00313	Expiry Date:	01/06/2017
Applicant:	Mr Hennen		
Agent:	Mr Petley	Case Officer:	Daphney Haywood
	Blue Sky Design & Build Ltd		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

Latchmore Forest Grove is a primarily residential area characterised by mainly detached, but with some semi-detached dwellings. No. 16 Latchmore Forest Grove comprises a detached dwelling sited on the north side of the Road. Planning permission for Construction of detached 3 bedroom house with associated parking and new access to Latchmore Forest Grove was granted in 2004 under planning reference 04/64661/003, and this development (14B Latchmore Forest Grove)has now been constructed and occupied . The site falls in the region of 1 to 1.5m to the rear.

2 Planning History

APP/14/00625 - Demolition side extension to No.16. Erection of 1No. 2 bed detached bungalow with associated landscaping and utilising existing access., REF,29/09/2014
APP/14/01166 - Demolition side extension to No.16. Erection of 1No. 2 bed detached bungalow with associated landscaping and utilising existing access. (Revised application)., REF,07/01/2015 and allowed on appeal

3 Proposal

The proposal is for the formation of a new access between and alongside the existing dwellings at No 16 and 14B Latchmore Forest Grove to serve a 3 bedroom bungalow to be sited to the rear. The current application is a resubmission for a revised scheme following the grant of permission on appeal of application APP/14/01166. The appeal scheme was for 2 bedrooms, and the current proposal involves an increase in floor area to accommodate a 3rd bedroom. This has been achieved by reducing the separation to the rear boundry and to a lesser extent the side boundary.

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)
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)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

No objection

Building Control

There is a foul water public sewer shown on GIS running across the site. The sewer is 150mm diameter and between 2.1m and 2.9m deep.

The access road onto the site should be at least 3.7m wide and suitable for a 12.5 tonne vehicle for fire service vehicles. The road scales at 3.6m but this should be clarified.

If the North-West elevation is within 1m of the site boundary there is an excess amount of unprotected area in that elevation because of the windows.

Officer's note - the siting is similar to that allowed on appeal and the access is existing and as allowed on appeal. The applicant has been advised of this response.

Community Infrastructure

no comments received

Crime Prevention -Minor Apps

no comments received

Engineering/Drainage

Southern Water foul sewer runs east-west across the site close to proposed footprint - approval required from Southern Water

Highways Engineer, Development Engineer

The Highway Authority have no adverse comment to this application subject to turning being provided to allow a vehicle to exit in a forward gear.

Public Spaces

No comments received

Southern Water

No comments received Comments in respect to the appeal proposal were No adverse comments - conditions and informative requested -

case officer note:- be applied to the current decision

Waste Services Manager

No adverse comments

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: 16

Number of site notices: one

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary:

The loss of existing view from my own property (namely the conservatory, and upstairs bedrooms) which are situated south west of the proposed development

The loss of light into my garden

The smell and flies from the waste bins which will be directly next to my summer house

The visual impact of the development

The development is overbearing and out of scale for the neighbourhood

Increased noise and traffic

Ground stability and drainage (the site is approx 5ft below my existing damp course) and I anticipate the development will have consequences during heavy periods of rain. Privacy.

Comment:

see section 7

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 upon residential amenity
- (iv) Highway implications;
- (v) Effect on trees and wildlife;
- (vi) Drainage and Flooding.

- (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 includes 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. Additionally the principle of a dwelling on this site has been established by the extant approval granted on appeal.

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

The proposed dwelling would be sited in a similar position to that allowed on appeal, and would have a similar impact on the character of the area, which the Inspector found to be acceptable.

(iii) Impact upon residential amenity

The access drive would be as previously approved and the main considerations relate to privacy and outlook. In respect to loss of privacy and overlooking, the current scheme provides for 18.5m separation with the main windows of properties in Latchmore Forest Grove which is below the 20m Borough Design Guide but accords with the separation allowed by the Inspector at appeal, and is considered acceptable. Additionally the floor level of the building has been reduced and screen planting would be provided on the boundary with No16 Latchmore Forest Grove to reduce the impact.

The site slopes to the rear and the initial plans set the footprint at the ground level to the front of the new dwelling and hence the rear part of the development would have been elevated such that the window cills would have been at top of fence level. The plans have been amended to reduce the levels such that the window head level at the rear is only 100mm above 2m, and a new 2m fence would be installed to retain privacy.

The proposed development would be single storey with a fully hipped roof and lowered floor slab, as such the proposal is considered not to adversely impact outlook and light. In respect to nuisance from bins these would be located to the front of the proposed dwelling, but away from the windows of the adjoining dwellings and this siting is considered not to result in unacceptable loss of amenity.

(iv) Highway implications; _

The proposal provides 2 car parking spaces in accordance with adopted standards and space is available on site for turning and cycle parking. The Development Engineer has not raised objection.

(v) Effect on trees and wildlife; _

The Arboriculturalist has raised no objection. Whilst 4 trees on the site have been lost under the DDD procedure the site layout limits the scope for replacement planting and any replanted oak trees would not enjoy adequate space for development and as such there will be a decreased sustainable tree presence in the street scene. This is unchanged from when the Inspector allowed the appeal..

(vi) Drainage and Flooding. _

The Drainage Engineer has not raised any concerns and should the development proceed drainage could be dealt with by way of a condition.

(vii) CIL Liability and SDMP

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 £80 per square metre on new floorspace (measured as gross internal area). It is considered that there is a CIL liability for this site.

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 require a payment of £181 per dwelling to the Solent Disturbance Mitigation Project. The payment and signed deed has been received and the matter addressed.

8 Conclusion

The applications is acceptable and approval is recommended.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00313

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:

Location Plan Dwg no. 09/0317
Site plan Dwg no. 24051SP received 1 June 2017
Proposed elevations Dwg no. 110317PR
Site section Dwg no. 120317SS

Reason: - To ensure provision of a satisfactory development.

- 3 No development shall take place until plans and particulars specifying the following matters have been submitted to and approved in writing by the Local Planning Authority:

(i) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development;

(ii) The provision to be made within the site for a material storage compound during site clearance and construction of the development.

Thereafter, throughout such site clearance and implementation of the development, the approved parking provision and storage compound shall be kept available and used only as such.

Reason: To safeguard the amenities of the locality and/or in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 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.

- 5 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 including measures to protect public sewers have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. 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.

- 6 No part of the development shall be first occupied until details of the type, siting, design and materials to be used in the construction of all means of enclosure including boundaries, screens or retaining walls, have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

Reason: To safeguard the amenities of the 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.

- 7 No development hereby permitted shall be commenced until a more detailed soft and hard landscaping scheme (including details of screen planting to the boundary with No 16 Latchmore Forest Grove) for all open parts of the site 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 planting sizes of the trees and shrubs to be planted, materials for hardsurfacing and timing provisions for completion of the implementation of all such landscaping works.

The implementation of all such approved landscaping shall be completed before any part of the development is first occupied 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 policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 8 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development Order, no extensions including roof extensions or alterations shall be undertaken or constructed in relation to the development hereby permitted. 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 policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 9 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.