
Site Address:	17 Somborne Drive, Havant, PO9 5AN		
Proposal:	Proposed erection of 1No.2 bed semi-detached (end of terrace) house with new vehicular access from service road off Somborne Drive (re-submission).		
Application No:	APP/17/01195	Expiry Date:	08/01/2018
Applicant:	Mr Rudd		
Agent:	Mr Choudhury	Case Officer:	Daphney Haywood
	MC Architectural design		
Ward:	Battins		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises an end of terrace dwelling with relatively large side garden situated on the east side of Somborne Drive and adjacent to the access road to Front Lawn Recreation Ground. The site lies within a mixed area with mainly terraced housing to the north and west, a bowling green with recreation area to the east, and commercial development comprising the Crown Bingo and Social Club, and beyond this the Leigh Park centre to the south.

The site is relatively level. The boundaries are currently a mix of chain link fencing, close board fence and garden hedging. There are parking restriction immediately to the side and front of the property.

2 Planning History

APP/12/00414 - Construction of 1No. 2 bed semi-detached (end of terrace) house with new vehicular access from service road off Somborne Drive. , WD,11/06/2012
APP/12/00604 - Construction of 1No. 2 bed semi-detached (end of terrace) house with new vehicular access from service road off Somborne Drive. (Revised application.) , PERM,06/06/2013

3 Proposal

Proposed erection of 1No.2 bed semi-detached (end of terrace) house with new vehicular access from service road off Somborne Drive (re-submission).

Construction of 1No. 2 bed semi-detached (end of terrace) house with new vehicular access with parking for 2 cars from the service road off Somborne Drive. New off-road parking for 2 no. vehicles would be provided for the existing property from Somborne Drive. The internal floor area of the proposed house would be 59 sq m.

The proposed layout sets the new dwelling back from the site boundary with Somborne Drive in line with the existing terrace. The rear line of the new dwelling has been sited so as not to project beyond the line of the existing building and positioned 0.9 m from the side boundary allowing side access to this property. The building is designed with facing brick to the external walls set under a concrete roof tile, consistent and in keeping with materials used on other dwellings in this area.

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

CS1 (Health and Wellbeing)
CS14 (Efficient Use of Resources)
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

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, Havant Borough Council

No comment on this application at this time

Crime Prevention -Minor Apps

The parking area and rear gardens are vulnerable to crime and appropriate boundary treatment is required.

Officer note:- A boundary treatment condition is proposed.

Highways Engineer, Development Engineer

The Highway Authority have no adverse comment to this application subject to a condition dropped kerbs must be provided to the new and existing parking spaces. An informative is required with regard to the developer having to obtain the permission of the Highway Authority to carry out works to the adopted highway

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: 6

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment

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 upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Highways considerations
- (vi) Developer contributions / CIL

(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.

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

The proposed new dwelling has been set back into the site forming a continuation of the terraced housing and the front elevation has been designed to continue the roof line through to a gable end terrace house with matching eaves line. The width of the new dwelling has been designed to match the width of the existing dwelling (No 17 Somborne Drive) leaving a gap of 0.9m separating the dwelling from the side boundary. Whilst a larger gap would be preferable, the resulting reduction in the width of the dwelling would be visually less acceptable as it would result in a narrow property which could appear out of character. Additionally the form of development on

the other side of the service road changes to commercial, and in this context, the proposed width of gap to the boundary will not be overly prominent or prejudicial to the character of the street scene.

In respect to the visual impact of the parking, 2 spaces would be provided to the front of the existing property to serve that property, and 2 spaces at the rear off the service road to serve the new property. A number of properties in the area have parking to the front. Additionally the proposal retains some front garden area in the form of a front garden area for the new property, and it is considered that the overall visual impact of the parking and street frontage is acceptable.

(iii) Impact upon residential amenity

The main impact relates to the existing property at No 17 Somborne Drive. This property would be served by 2 on site parking spaces, and retain a similar width of garden to others in the terrace, which is considered acceptable. In respect to No 15, which lies beyond no 17, the proposed dwelling will not project beyond the front or rear of No 17, and the development is not considered to result in detriment.

(iv) Highways considerations

Parking is as previously approved and the Development Engineer raises no objection subject to a condition and informative.

(vi) Developer contributions / CIL _

A contribution towards to the SPA is required under Policy DM24 of the Allocations Plan. The relevant contribution has been paid and paperwork return. The application is CIL liable and the relevant forms provided and a draft liability notice sent.

8 Conclusion

The proposed development can be satisfactorily accommodated on the site and approval is recommended.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/01195

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:

Existing plans and elevations 1708 drg 01.01
Proposed plans and elevations 1708 drg 01.01

Reason: - To ensure provision of a satisfactory development.

- 3 No above ground construction shall not commence until a specification of the types and colours of all external roofing and external facing materials, including the provision of sample panels of the external facing materials and colour of mortar to be used for the construction of the same, has been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

Reason: In the interests of the amenities of the locality and having due regard to policies CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 4 No above ground construction shall be commenced until a detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced 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 and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works. The implementation of all such approved landscaping shall be completed 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 CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 5 No above ground construction 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 CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 6 No above ground construction shall commence until plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure have been submitted to and approved in writing by the

Local Planning Authority. Unless agreed otherwise in writing by the Authority, the development hereby permitted shall not be brought into use prior to the completion of the installation of all screening provision as is thus approved by the Authority. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.

Reason: To safeguard the amenities of the locality and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 7 No development hereby permitted nor any related site clearance shall commence until a plan and particulars specifying the provision to be made within the site and/or on other land nearby for the parking (throughout the clearance and construction period) of construction vehicles and of other vehicles delivering/removing materials and other items to/from the development site have been submitted to and approved in writing by the Local Planning Authority. Thereafter, throughout such site clearance and implementation of the development hereby permitted, all such temporary parking provision shall be provided and used only as such.

Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework.

- 8 The premises shall not be occupied before the proposed access and the crossing of the highway verge and/or footway is constructed and laid out in accordance with the approved details.

Reason: In the interests of highway safety and having due regard to policies CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 9 The development shall not be brought into use until a minimum of 2 parking spaces plus cycle storage for the proposed dwelling and 2 parking spaces plus cycle storage for the existing dwelling at 17 Somborne Drive have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.