

Recommendation: **GRANT PERMISSION**

APP/16/01221 - Variation of conditions 2, 12, 13 and 14 of Planning Permission
APP/13/00553 and conditions 2, 3, 12 and 13 of Planning Permission APP/16/00599

(Construction of one pair of 3 bed semi-detached houses and 1 No. 2 bed bungalow with access from Southwood Road) to alter roof design, alter east facing first floor window to plot 3, raise ground floor window height to front elevation and amend window head material.

, PERM,08/02/2017

3 Proposal

Variation of Conditions 3, 4, 5, 9 and 14 of Planning Permission APP/13/00553, Conditions 2, 4, 5, 6, and 9 of Planning Permission APP/16/00599 and Conditions 1, 3, 4, 5 and 8 of Planning Permission APP/16/01221 (Construction of one pair of 3 bed semi-detached houses and 1 No. 2 bed bungalow with access from Southwood Road) in relation to proposed amendments to site layout and landscaping.

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

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control, Havant Borough Council

No comments

Engineering/Drainage

No comments received

Landscape Team, Havant Borough Council

From a landscape perspective we have no further 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: 18

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: none

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) Parking and highway matters

(i) Principle of development

This application is to amend the previously approved site layout including car parking, landscaping and boundary treatments. There have been previous amendments to the originally approved scheme including minor material changes to the front two units including alterations to the roof form. The principle of residential development is therefore established in this case.

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

In relation to the impact on the wider area, the changes now proposed relate to changes to layout of drive and parking, landscaping and boundary treatments, bin/cycle stores. There are no changes to the dwellings themselves.

The alterations are considered to have a limited and acceptable impact on the character and appearance of the wider area.

(iii) Impact upon residential amenity

The most significant impacts in terms of neighbours are considered to relate to boundary treatments and landscaping. The levels of the site also need to be considered in relation to boundary treatments.

In relation to boundary treatments, the previous approvals all specified that the boundary treatments should be as shown on drawing number 1614/01b.

This showed 1.8m brick wall and panel fence to boundary with No. 151 Southwood Road now shown as part 0.9m cbf and part 1.8cbf.

1.8cbf to inside of ext. block wall now shown as 1.8cbf.

Northern boundary new 2.2cbf with .3mm trellis to top now Existing boundary retained.

Eastern boundary new 1.8cbf now part 1.8cbf to rear of No's 156/157 and existing boundary retained to 155.

These alterations are considered to reduce the level and quality of boundary treatments and are considered unacceptable in relation to the impact on neighbours and the character of the area. In particular the boundary to the northern boundary is a low fence and does not provide adequate screening and this is exacerbated by site

levels proposed which raise existing levels. There are also concerns in relation to the existing low boundary treatment to No.155 and the requirement for a more robust boundary to No.151 in relation to the impact of the driveway and its use. A condition is therefore recommended to ensure the submission of alternative boundary treatments notwithstanding the submitted details.

In relation to hardsurfacing materials, these are considered acceptable and can be approved with an compliance condition to be as per approved drawing.

With regard to landscaping, the proposals are similar to the previous approval and agreed by the landscaping team, it is noted that the plots on the schedule do not match the plan plots, however it is considered clear where trees/planting is proposed. A compliance condition linked to the new plan is recommended.

(iv) Parking and highway matters

With regard to car parking the proposal would provide two parking spaces per unit as originally approved and there is considered to be adequate turning space provided by the layout. A condition is recommended to ensure provision and retention of parking as per the approved plan.

8 Conclusion

In conclusion, it is considered that the proposed variations are acceptable subject to appropriate conditions

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00961

(A) subject to the following conditions

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

Location Plan - Drawing No. 1614/L01
Amended Site Plan Including Landscaping - Drawing No. 15.2127.150 Rev P3
Proposed Floor Plans Plot 1 - Drawing No. 1614/O2a
Amended Proposed Elevations Plot 1 - Drawing No. 1614/03b
Proposed Floor Plans Plots 2 and 3 - Drawing No. 1614/O4a
Proposed Elevations & Roof Plan Plots 2 and 3 - Drawing No. 15.2127.171
Proposed Site Section - Drawing No. 1614/O7b
Flood Risk Assessment, Stamped 4th June 2013, prepared by Dan McGregor Associates

Reason: - To ensure provision of a satisfactory development.

- 2 Construction of the buildings hereby permitted shall be carried out in accordance with the materials and finishes approved under discharge of

condition reference APP/13/00553 on the 27th June 2016 [as amended by this permission reference APP/16/01221 in relation to window heads materials] unless otherwise agreed in writing by the Local Planning Authority.

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 National Planning Policy Framework, March

- 3 The dwellings shall not be occupied until space for the parking of two vehicles per dwelling has been provided as indicated on the approved site layout plan (drawing no. 15.2127.150 Rev P3). The parking areas shall thereafter be retained and used solely for those purposes.

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 2012.

- 4 The proposed hard surfaced areas of the development hereby permitted shall be carried out in accordance with the details shown on drawing no. 15.2127.150 Rev P3 unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the locality and having due regard to policy CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework, March 2012.

- 5 Notwithstanding the submitted details the dwellings shall not be occupied unless and until revised details of boundary treatments have been submitted to and approved in writing by the Local Planning Authority. The approved boundary treatments shall thereafter be retained at all times.

Reason: In the interests of the amenities of the locality and having due regard to policies CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework, March 2012.

- 6 The development hereby permitted including any site clearance shall not be carried out other than in accordance with the details 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 approved under discharge of condition consent APP/13/00553 dated 27th June 2016 unless otherwise agreed in writing by the Local Planning Authority. 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, DM10 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 During the course of the development hereby approved the storage of materials, site offices and wash down to prevent the deposit of mud onto the highway, on site shall be carried out in accordance with the details approved under discharge of condition reference APP/13/00553 approved 27th June 2016. The approved storage, offices and wash down facilities shall be made available prior to the commencement of any building works and throughout the contract period and no materials shall be stored anywhere else on the site unless otherwise agreed in writing by the Local Planning Authority.

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

- 8 The development hereby permitted shall be carried out in accordance with the detailed soft landscaping scheme for all open parts of the site not proposed to be hard surfaced shown on drawing number 15.2127.150 Rev P3.
The implementation of all such approved landscaping shall be completed no later than the first planting season following the occupation of any of the dwellings. 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, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 9 The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment (FRA) (produced by Dan McGregor Associates and received by Havant Borough Council on 4th June 2013) and the following mitigation measures detailed within the FRA:

1. Finished floor levels are set no lower than 4.7m above Ordnance Datum (AOD) as per section 4.1 of the FRA.

Reason: To ensure the dwellings are constructed in accordance with the flood risk measures proposed in the submitted Flood Risk Assessment and in the interests of public safety; in accordance with Policy CS15 of the Havant Borough Core Strategy (Local Plan) 2011 and the National Planning Policy Framework, 2012.

- 10 The development hereby permitted shall be carried out in accordance with the details approved under discharge of condition APP/13/00553 dated 27th June 2016 specifying the provision to be made for external lighting of the site unless otherwise agreed in writing. There shall be no external lighting on the site other than as thereby approved.

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 2012.

- 11 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no alteration to the roof of the semi-detached houses and detached bungalow hereby approved [including the addition of and insertion of windows and roof lights] permitted by Part 1, Classes B and C of the Town and Country Planning General Permitted Development Order 1995 (as amended) shall be constructed without the prior written approval of the Local Planning Authority.

Reason: In the interests of the residential amenities of adjoining neighbours and to prevent direct overlooking and loss of privacy of neighbouring dwellings and between the dwellings hereby approved. In accordance with Policy CS16 of the Havant Borough Core Strategy (Local Plan) 2011 and the National Planning Policy Framework, 2012.

- 12 The first floor windows in the side elevations of the semi-detached houses,

and the ground floor windows in the north elevation of the detached bungalow hereby approved shall at all times be and remain 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. No other windows or openings shall be created in the side elevations of the semi-detached houses, or north elevation of the detached bungalow, without the written approval of the local planning authority.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.