
Site Address:	51 Serpentine Road, Widley, Waterloooville, PO7 5EE		
Proposal:	Erection of 1No. 3bed detached dwelling.		
Application No:	APP/17/01182	Expiry Date:	11/01/2018
Applicant:	Mr R Blackburn		
Agent:	Mr N Perfect	Case Officer:	Tina Pickup
	NP Designs		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a semi-detached property set within a spacious corner plot on the south side of Serpentine Road and west of Lone Valley. Serpentine Road itself generally features two storey, hipped roofed semi-detached and terraced development set in a linear fashion addressing the highway. The land rises to the south such that the properties in Lone Valley are higher; these properties are a mix of single storey bungalows and some chalet style dwellings. The level rise is such that Nos. 51 to 55 Serpentine Road are set at a uniform height with consistent ridge level, but higher than the road i.e. their drives slope up from the road. In this run of three dwellings, No 55 on the western end is also a detached property.

The existing dwelling is mainly finished in a white render with some red brick at ground floor, beneath a plain tile hipped roof. There is an existing side garage aligned with the dwelling and shed to the rear of this garage. The frontage is open plan and the side boundary to Lone Valley comprises a 1.5m high fence with trellis above. The rear garden is currently unkempt with some shrubbery on the boundaries, including two evergreen fir trees on the southern boundary that currently provide screening to the side elevation of 57 Lone Valley. This property is a semi detached chalet style property set at a slightly higher level but off the shared boundary by the distance of a drive, having a two storey gable end with first floor window facing the application site, with half hip roof above.

The character of the area is generally suburban with medium density residential development. On the opposite corner, No 49 Lone Valley has had a two storey side extension which respects the spacious setting of this corner location and a reasonable gap to the highway is retained.

2 Planning History

None relevant

3 Proposal

Erection of 1No. 3bed detached dwelling.

It is proposed to demolish the existing side garage and outbuildings and construct a detached dwelling sited 1m from No 51 having a footprint of 6.5m wide x 7.5m deep, plus front porch. It would have a fully hipped roof and be aligned with No 51. parking for 2 spaces would be provided to the front, off Serpentine Road. materials would be red brick to ground floor, render above and concrete roof tiles.

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)
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)

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

5 Statutory and Non Statutory Consultations

Building Control

No adverse comments

Crime Prevention

None received

Highways Engineer

The Highway Authority have no adverse comment to this application subject to a condition that 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

None received

Waste Services Manager

No concerns

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: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: **2 letters have been received: 1 neutral and 1 support**

Comment	Officer Comment
Neutral comment:	
Traffic, access, congestion, safety, and use of space would be improved if the car driveway for the new property went to Lone Valley instead of Serpentine Road. This would allow its car access to be located a lot further away from the T-junction.	see highways comments below
Support:	
I feel a detached house will create a good mirror image for the road; like the design of the house will marry up well with our detached.	

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
- (v) Contributions

(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 proposal indicates a new dwelling of size, scale and design that would match and blend with the existing row of 3 dwellings at 51 - 55. At pre-application stage it was recommended to attach a new dwelling, creating a terrace which was considered to retain a greater separation to Lone Valley and hence retain a sense of space on this corner. However this detached dwelling has been kept close to No 51 and of a slightly narrower footprint than No 55 on the other end, and as result the separation to Lone Valley would be between 4.5m tapering to 4m. This is similar to the extension at No 46 on the opposite corner and would not encroach unreasonably beyond the building line within Lone Valley. Overall the sense of space on the corner is considered to be sufficiently respected to not cause any harm to the visual amenity or character of the area.

The eaves line and ridge are shown on the street scene to match Nos 51 - 55 and this is important for visual consistency in the street scene - but since the site slopes and the cross section plan is not thought to be entirely accurate in representing the full slope of

the site, then a levels condition is recommended.

On balance the proposed detached dwelling with hipped roof and design details such as fenestration proportions and materials is considered to be appropriate and sympathetic to the Serpentine Road street scene and would blend and accord well with its surrounding setting, meeting the requirements of the adopted Havant Borough Local Plan Core Strategy policy CS16.

(iii) Impact upon residential amenity

The fact that the footprint of the proposed dwelling aligns with No 51 then there would be no loss of light or impact on outlook on rear or front windows of No 51. The site is of sufficient size for both the existing dwelling and proposed to have a rear garden depth of over 12m, which complies with the Borough Design Guide SPD.

The property to the south, No 57 Lone Valley, is slightly higher and the windows in the side elevation of this property would have a direct line of sight into the rear garden and back of the proposed dwelling - but that is an existing situation onto No 51. Two old fir trees currently provide some on site screening between these windows and the site, but the trees are not worthy of protection and may not remain. Due to the levels it is the future occupiers of the new dwelling that would feel more exposed and overlooked than the occupiers of No 57. As such it is considered that the material harm to existing adjacent residents would be minimal and the separation distances sufficient to respect amenity in this established residential area.

Consequently, it is considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Highways

As a 3 bedroom dwelling 2 on site parking spaces are required to meet current standards as set out in the Parking SPD. These are shown as provided to the front, following the pattern of 51 - 55 Serpentine Road. The Highway Engineer has raised no objection to this arrangement, subject to the kerbs being dropped appropriately for both the existing dwelling and No 51, with consent via Hampshire Highways.

However a third party letter notes the proximity of the parking spaces to the junction with Lone Valley and considers that access, congestion and safety would be improved if the parking were re-sited off Lone Valley. Whilst the benefit of such a layout would reduce manoeuvres close to the junction, other more harmful impacts would result outweighing the benefits to be gained: the spaces required to provide 2 spaces at the southern end of the garden would reduce the available private rear amenity space to below the 10m recommended minimum and introduce additional comings and goings close to No 57 potentially harmful to their quiet amenity. Since there is no highway objection to the proposed layout then retaining the parking on the Serpentine Road frontage is considered the optimum solution.

(v) Contributions

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), plus indexation in Waterlooville.

As a new dwelling there is a CIL liability for this development. The proposed dwelling has an internal floor area of 85sqm giving a CIL liability of £9,167.86. The self-build exemption has not been claimed to date. The Draft Liability Notice has been sent to the agent.

This development would also 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. Policy DM24 of the Allocations Plan, covers this issue and allows for a financial contribution to be made towards mitigation measures. This is currently set at £181 per dwelling to the Solent Disturbance Mitigation Project. For the proposed dwelling, plus admin and monitoring fee, the appropriate payment of £210 has been paid and the relevant form has been completed by the applicant/agent.

8 **Conclusion**

The scale, siting and design of the proposal would have limited and acceptable impact on the surrounding area and neighbours and is therefore considered to be appropriate and recommended for approval, with a levels condition to ensure a satisfactory relationship with adjacent properties.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/01182

(A) 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-P284/1
Site Plan Dwg No-P284/2
Proposed Floor Plans Dwg No-P284/3
Proposed Elevations Dwg No-P284/4
Proposed Street Scene Dwg No-P284/6
Parking Plan Dwg No-P284/7

Reason: - To ensure provision of a satisfactory development.

- 3 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 and the finished surface for the frontage parking area 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.

- 4 No development shall take place until details of existing and finished floor and site levels including eaves line and ridge height, relative to levels at No 51 Serpentine Road have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: To ensure an appropriate visual relationship with adjacent development, and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 No part of the hereby approved dwelling shall be first occupied until details of the:

i) proposed cycle store including precise size, height and materials,
ii) all new or replacement boundary treatments - including type, siting, design and materials,
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 locality and 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.

- 6 The dwelling hereby approved shall not be occupied until a detailed soft landscaping scheme for all open parts of the site frontage not proposed to be hard surfaced, and the side screening as shown on Dwg No P284/2, has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify 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 CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 7 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.