
Site Address:	Land rear of 114 London Road, Cowplain, Waterloooville, PO8 8HB		
Proposal:	Construction of 1 No. four bedroom dwelling.		
Application No:	APP/16/01174	Expiry Date:	15/02/2017
Applicant:	Mr Turner Style Front Holdings Ltd		
Agent:	Mr McManus Style Front Ltd	Case Officer:	Rachael McMurray
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located in the existing garden of No. 114 London Road. This side of London Road is characterised by large detached dwellings with long rear gardens. The neighbour at No. 112 has planning permission to provide a new access road to 4no. new detached dwellings (APP/16/00311). The site is relatively flat and enclosed by garden fences. To the rear of the site is a post war housing development.

2 Planning History

06/71801/000 - To erect a brick and PVCU conservatory to the rear of the house.,
PERM,04/12/2006
09/71801/001 - Construction of 2No. detached chalet style houses on land to the rear
of No. 114 London Road, Cowplain., WD,22/05/2009
GEN/15/00419 - Pre planning advice., ,30/04/2015 12:10:12
APP/15/00498 - Prior notification for single storey development extending 5.1 metres
beyond the rear wall of the original dwelling, incorporating an eaves height of 3.8
metres and a maximum height of 3.8 metres.
, WD,05/06/2015
APP/15/00671 - Partial demolition and replacement and alteration to roof design of
rear conservatory., PERM,26/08/2015
APP/15/00681 - Erection of outbuilding for games room/workshop. ,
PERM,07/09/2015
APP/16/01205 - Erection of outbuilding (games room/workshop) to rear.,
PERM,16/01/2017

3 Proposal

Construction of 1 No. four bedroom detached chalet style bunglaow in the existing rear garden of No. 114 London Road. The dwelling would have vehicular access from the access to serve the recently approved development at the rear of No. 112 which is for four new dwellings - (Planning Permission APP/16/00311). The development would provide 3no. on site parking spaces and private amenity space along with bin storage.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
CS21 (Developer Requirements)
CS9 (Housing)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

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

Development Engineer:

The red line should extend up to the highway and notice served.

Officer Note - a revised red line plan and ownership certificate was submitted.

Building Control, Havant Borough Council:

No objections

Waste Services Manager:

Bins should be placed at the top of the driveway.

Traffic Management:

No objections

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: 7

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

Statutory advertisement: Not applicable.

Number of representations received: 1

One letter of representation was received. A summary of points raised is provided below:

i. The view of trees and birds is preferred. However, no objection is raised.

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 issues
 - (v) Drainage
 - (vi) Developer Contributions

(i) Principle of development

The application site is situated within an urban area where further residential development is encouraged by national and local planning policies subject to the usual development control criteria. The provision of an additional dwelling on the site would make a modest yet valuable contribution to meeting the Council's overall housing targets and as such provide economic and social benefits to the wider community, in line with two of the sustainable development objectives of the NPPF.

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

The proposal involves the development of a large 'backland site' for one unit. A precedent for such development has been set on the neighbouring site at No. 112 which has planning permission for 4no. detached dwellings. Access would be taken off London Road, using the new access road to serve the 4no. dwellings.

The area is characterised by mixed dwelling types with mainly detached two storey houses to the London Road frontage and more densely developed housing including terraced dwellings directly to the rear. Given the development approved next door, it is considered that the proposal would not be out of context and would respect the character of the area. The design is similar to those approved on the adjacent site. It would also include a private rear garden depth of 10m which is in line with the Council's design guidance for new dwellings.

In terms of the consideration of ecology on the site, an Ecology report has been submitted with the application. This concluded that there are no obvious ecological counter indications to the proposed project at this stage. However, the recommended ecological protection and enhancements may be expected to deliver biodiversity gains. A condition is proposed to carry out the development in accordance with the recommendations made.

(iii) Impact upon residential amenity

The impact of the development is considered to mainly relate No. 112 and 116 London Road, 6 to 16 Lincoln Rise, and 83 to 93 Galaxie Road. These will be considered in turn.

No 112 London Road comprises a detached chalet property to the south of the application site and at a slightly lower level. As mentioned above, an access road to run along the length of this site has already been approved and the access to the new

dwelling would utilise this. This would increase the intensity of use of the driveway however, for one dwelling this is not considered to be a significant increase.

116 London Road comprises a detached bungalow with some first floor accommodation and some large outbuildings at the rear of the garden. The proposed dwelling would be located to the south and at a slightly lower level and the 2 storey element of the dwelling would be sited well beyond 10m from the boundary. (in line with the Councils Design Guidance).

In respect to properties in Lincoln Rise, the proposed dwelling would have windows at first floor level facing towards these properties. However, given the 10m rear garden depth of both the proposed dwelling and those in Lincoln Rise, this is considered to be sufficient so as not to result in adverse levels of overlooking. Plots No. 3 and 4 in the adjacent development both also have first floor facing rear windows but are similar distances as to the proposal. The new dwelling would have no windows in the closest facing elevation which would avoid an adverse loss of privacy.

(iv) Highways issues

Car parking would meet the Councils adopted car parking standards and cycle parking would be provided within garages and/or sheds to the rear. There is sufficient space for turning on site.

(v) Drainage

These details would be secured at planning condition stage.

(vi) Developer Contributions

The proposed development is CIL liable and a contribution of £ 17,812.50 approx. is required.

In addition a Solent Recreation Mitigation Project payment of £204.80 has been received to address habitat regulations requirements in relation to increased recreational pressure on the coastal SPA.

8 Conclusion

In conclusion, it is considered that the proposed development would be acceptable in principle and would help meet the Council's housing targets, with associated economic and social benefits in that respect. It would have an acceptable impact on the character and appearance of the area. The amenities of neighbours have been assessed and the impacts are considered acceptable and in line with adopted Design Guidance. The access and turning together with on site parking is considered acceptable. Planning permission can therefore be recommended.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/01174 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:

Proposed site plan - PL-01
Existing site and location plan - EX-01-A
Proposed elevations - PL-02
Proposed floor plans - PL-03
Proposed roof plan - PL-04

Reason: - To ensure provision of a satisfactory development.

- 3 No development shall take place until details of existing and finished floor and site levels relative to previously agreed off-site datum point(s) 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 the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 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 (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. 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.

- 5 No development hereby permitted 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 CS11.1, CS11.2, CS11.4, CS12, CS16, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 Construction of the building hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

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 the National Planning Policy Framework 2012.

- 7 No development hereby permitted 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 CS11.1, CS11.4, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 8 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 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.

- 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.

- 10 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the building

the hereby permitted roof light windows in the north east elevation rooms shall be 1.7m above finished floor level and fitted with, textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

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.

- 11 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order 2015, no additional windows shall be inserted above ground floor level without the prior 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.

- 12 All site clearance and development shall be carried out in strict accordance with the recommendations set out in the submitted Baseline Ecological Site Audit by Betts Ecology dated September 2016.

Reason: To ensure the continuity of amenity afforded by existing hedges or hedgerows and the safeguarding of protected species, 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.