

Recommendation: **GRANT PERMISSION**

CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS21	(Developer Requirements)

CS9 (Housing)
DM10 (Pollution)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL3 (Town, District and Local Centres)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environmental Health Manager, Community Group

I would ask that the following condition be imposed and the following informatives be added if a positive consent is granted.

Condition 1:

The applicant to confirm that the acoustic mitigation measures to be employed with regard to the building envelope, including fenestration and ventilation, and internal walls and floors, especially those between the retail units and the first floor flats, will meet BS8223:2014 standards as recommended for indoor ambient noise levels for dwellings, especially in relation to living rooms and bedrooms i.e during the day (07:00 to 23:00) 35 dB L Aeq,16 hour and at night (23:00 to 07:00) 30 dB L Aeq,8 hour for bedrooms.

Reason: To ensure the residential amenity of the property is not impacted upon by any internal or external noise levels.

Informatives:

Regarding Hours of Work, Bonfires, dust and light:

Development Engineer - Highways

The Highway Authority have no adverse comment to the principle of this development. However I note the comments of the Traffic that these six new flats require 12 car parking spaces to meet HBC Parking Standards and suggest that as this is new construction these standards should apply

Further comments on amended plans

This proposal does not have a new vehicular access to the Highway and the Planning Authority should deal with this application using Standard Highway Guidance

Building Control

Unable to determine if compliance with Approved Document B Fire Authority Access with information provided. Has solid waste storage location been agreed with location agency. Layout should also comply with Approved Document H. Means of escape from flats should comply with Approved Document B with regards to escaping in front of properties windows 1.8m away or being able to get below windows. Ventilation and flue ducts not shown. Additional issues may arise once further information provided.

(Officer's note agent advised of comments)

Economic Development - Retail and Town Centres

fully support this proposal

Waste Services Manager

no concerns over waste collection regarding this planning application

Crime Prevention -Minor Apps No comments received

Traffic Management Team

car parking spaces are required to be provided as a result of this development.
No parking provision proposals have been submitted with this application.

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: 32

Number of site notices: one

Statutory advertisement: Not applicable.

Number of representations received: 0

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) Appropriateness of the design
- (iii) Impact on the neighbouring properties
- (iv) Highway / parking considerations
- (v) Developer contributions

(i) Principle of development

The site is located within an urban area where development is considered to be acceptable in principle subject to other development management considerations.

(ii) Appropriateness of the design and impact on visual amenities

The proposal involves the construction of one additional floor above the existing single storey flat roofed building fronting Tidworth Road. Tidworth Road provides a service road to the commercial units fronting Part Parade and is characterised by flat roofed development. The proposed works would be in keeping with the form and character of the existing buildings on this street frontage. The relatively modest additional building bulk would be seen in the context of a collection of 2-storey projections and bulky single storey projections in the street scene, with the far larger block of flats at the corner of Dunsbury Way also dominating proceedings in terms of scale. It is considered that the proposal would not have a harmful impact on the visual character and appearance of the area.

(iii) Impact on the neighbouring properties

The proposed flats would be served by windows in the north and south elevation. Those on the south elevation would front the service road. Those on the north elevation would face onto the existing upper floor flats on the site, with a separation of 18m. This is slightly below the 20m separation set out in the Borough Design Guide, however, owing to the single storey nature of the proposal relative to the existing flats it is considered that this is sufficient to achieve an acceptable level of amenity for existing and future residents.

There is potential for loss of amenity for future residents from activities associated with the service road and Environmental Health have responded to advise that a conditions should be placed on any permission to provide acoustic glazing.

(v) Highway and parking considerations

3 no. parking spaces are required to meet the adopted parking standards. The proposal fails to meet this requirement. However, the site is in a fairly sustainable location in a local centre which can be easily accessed by public transport. It is also close by to public car parks and there is some on street parking nearby. Future tenants may be able to obtain parking permits to use the public car park in Tidworth Road which at present, is under utilised. The proposal includes for cycle parking. Overall it is considered that the provision of 3 no. units in this location would contribute to the need for housing in the Borough and as the future occupiers could make use of nearby facilities and public transport, this outweighs the lack of on site parking.

(vi) Developer contributions

The proposal is CIL liable and the assumption of liability has been received. It also requires a payment of £590 towards the SRMP. This contribution has been made to the Council and the deed received and the proposal therefore accords with Policy DM24 in this respect.

8 Conclusion

The application is considered acceptable and approval is recommended.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00094

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/block plan KAD01ALP/BP Rev B
Existing and proposed plans/elevations KAD01AEX/PP Rev B
Existing and proposed elevational sections KAD01AES Rev A

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(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.

- 4 The development hereby permitted shall not be occupied until details showing the acoustic mitigation measures to be employed with regard to the building envelope, including fenestration and ventilation, and internal walls and floors, and those between the retail units and the first floor flats, will meet BS8223:2014 standards as recommended for indoor ambient noise levels for dwellings, especially in relation to living rooms and bedrooms i.e during the day (07:00 to 23:00) 35 dB L Aeq,16 hour and at night (23:00 to 07:00) 30 dB L Aeq,8 hour for bedrooms, have been submitted and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details..

Reason: To ensure the residential amenity of the property is not impacted upon by any internal or external noise levels and having due regard to policies CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework..

- 5 No above ground construction works shall take place until details of the appearance and external materials for the bin enclosure and details of the means to enclose and secure the cycle parking have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to occupation and be retained as such thereafter unless otherwise agreed in writing by the Local planning authority. 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 policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.