
Site Address: 22 Fairlea Road, Emsworth, PO10 7SX
Proposal: Outline application for 1No. 3 bedroom bungalow with garage and parking, on land adjacent to 22 Fairlea Road, with all matters reserved.
Application No: APP/17/00924 Expiry Date: 20/10/2017
Applicant: Miss Thatcher
Agent: Ms J Mottershead Case Officer: Emma Chisnall
 Jane Mottershead Designs Ltd
Ward: Emsworth

Recommendation: **GRANT OUTLINE CONSENT**

1 Site Description

- 1.1 The application site is located to the rear of No 22 Fairlea Road which is a detached bungalow situated to the north of Fairlea Road. It has vehicular access to the side of No 22 which permits access into the site which consists of rough grass, trees and bushes to the rear. There is timber fencing around the curtilage boundary approximately 1.8m high.
- 1.2 The proposed detached bungalow would be situated within an area that consists predominately of bungalows with two storey dwellings to the west. The area is of medium density development and the dwellings have a part uniform appearance consisting of a range of materials.

2 Planning History

None

3 Proposal

Outline application for 1No. 3 bedroom bungalow with garage and parking, on land adjacent to 22 Fairlea Road, with all matters reserved.

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

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| CS11 | (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) |
| CS14 | (Efficient Use of Resources) |
| CS15 | (Flood and Coastal Erosion) |
| CS16 | (High Quality Design) |
| CS17 | (Concentration and Distribution of Development within the Urban Areas) |
| CS20 | (Transport and Access Strategy) |
| CS21 | (Developer Requirements) |

CS9	(Housing)
DM10	(Pollution)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

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

Arboriculturalist

Within the garden are 5 birch shown to be retained. I have no objection to the proposal and as part of a full application, if submitted, a condition should be applied for a Tree Protection Plan to be provided.

Building Control

Unable to scale plan Location of waste bins should comply with AD H re collection authority distance point. Compliance with AD B 5 fire authority access should be demonstrated. Additional information will be required when Building Regulation made.

Crime Prevention -Minor Apps

No adverse comment

Development Engineer - Highways

The old and the new property will use the existing drive for access to the new parking areas provided for the new and old house. The parking for each property will need to demonstrate that vehicles can turn on site by means of a plan showing the turning overlays for each of the parking spaces. Because of the complexity of turning details will needed to be shown on the boundary treatments of each property in order that the Planning Authority can be assured that turning vehicles and users of the drive will be able to see each other.

Public Spaces

No adverse comment

Waste Services Manager

No adverse comment

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Comment received from No 620 Southleigh Road: The bottom of my garden has a boundary with No 22 Fairlea Road. I have no objections to the proposed building; the bungalow is in keeping with the area. However, I would like the developer to assure me a new fence will be erected between my garden and Fairlea Road before building commences. The present fence was erected after the storms of 1987 by the previous owner of number 22 Fairlea Road. It is falling down! We have been propping it up for years.	See section 7

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
- (v) Trees
- (vi) Drainage
- (vii) Contributions and CIL

(i) Principle of development

7.2 The site lies within the built up area where further development is considered acceptable in principle subject to development control considerations.

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

7.3 The site consists of backland development that is currently within the curtilage boundary of No 22 Fairlea Road.

7.4 The current application is outline only for a three bedroom bungalow and whilst the location plan suggests the siting of the proposed dwelling, it should be noted that all matters are reserved (Access, Appearance, Landscaping, Layout and Scale). Consequently, this application is to solely to determine whether the principle of development of a 3 bed bungalow with garage and parking is acceptable.

7.5 Any potential impact on the streetscene or neighbouring dwelling shall be determined

subsequently, provided the Local Planning Authority are satisfied that the type of development proposed can be accommodated on site without significantly affecting the street scene or neighbouring dwellings.

- 7.6 It is noted that there is other backland development adjacent to the site. Following an analysis of the site and its surroundings it is concluded that an acceptable bungalow can be achieved.

(iii) Impact upon residential amenity

- 7.7 In relation to adjoining properties, the neighbours most impacted would be the existing dwelling No. 22 Fairlea Road, No 24 Fairlea Road and No's 618 and 620 Southleigh Road. The works themselves consist of a bungalow development that is indicatively set centrally within the application site and off the shared boundaries with the neighbouring dwellings.
- 7.8 Comments have been received by a neighbouring dwelling No 620 Southleigh Road in relation to the boundary fence between itself and No 22 Fairlea Road. Part of the boundary is falling down and a request has been made for a new fence to be erected in its place. In order to address the concern raised a condition shall be included with the decision requesting full details of the boundary treatments proposed to be submitted to the LPA for approval in writing to ensure this is addressed. It is considered that this measure should satisfy the concerns raised. Following an assessment of the site it is considered that No 620 itself would be set sufficiently away from the proposed new dwelling to not be significantly impacted as a result. The development could at detailed stage be set off the shared boundary and pending sufficient screening being approved can be designed to ensure that the privacy levels at No 620 are maintained.
- 7.9 Although the proposed building is likely to be in close proximity to No 618 Southleigh Road the indicative layout shows the proposed garage set closest and a gap being maintained to the boundary. The detailed design will need to demonstrate an acceptable relationship, however the single storey nature of the proposal is considered to ensure that an acceptable amenity level between dwellings can be provided. The proposed development would also be in position in the majority to the front of No 618 which would reduce this impact further and it was noted following a site visit that the only window in the side elevation facing No 22 was fitted with obscure glass. Therefore on balance the proposed new dwelling is considered to result in a limited and acceptable impact. However; a detailed assessment would be carried out with any reserved matters planning application submitted.
- 7.10 The dwelling to the west No 24 Fairlea Road is considered to be set sufficiently away from the development to ensure no significant adverse impact is caused to amenity levels as a result. The proposed driveway shall be in a position alongside the shared boundary with No 24 however with sufficient screening in place and the distance No 24, is set off the boundary, the use of the access would have a limited and acceptable impact on the residential amenities of this property.
- 7.11 With regards to the impact on No.22, the proposed dwellinghouse could be aligned (as shown on the indicative plan) such that it would not be directly facing the rear of No.22 creating a view alongside No 22 and not directly to the rear. Boundary treatments and details have not been submitted that show the type of screening that would be proposed to maintain privacy levels and prevent over-looking however with sufficient screening in place it is considered at this stage that the impact caused would

be limited. The increased activity from the use of the assess would result in some additional impact on the side windows to No.22, however, these are directly facing a proposed car parking area for No.22 itself. Therefore on balance, the impact caused is not considered to be significant enough to warrant a refusal of planning permission.

- 7.12 Following the information submitted the retained dwelling No 22 is able to provide the associated amenities with the dwelling including two parking spaces with an adequate provision of private amenity space.
- 7.13 In relation to the residential amenities associated with the proposed dwelling, the property can be provided with adequate private amenity space, parking, turning etc.

(iv) Parking

- 7.14 Confirmation has been received that confirms that the proposed bungalow shall have a total of three bedrooms and that No 22 Fairlea Road has three bedrooms. As such in order to comply with the parking standards SPD two parking spaces would be required to serve each dwellinghouse. This has been demonstrated on the indicative plans submitted and is split between garage space and onsite parking. Comments have been made by the Highways Engineer that with any formal submission of a planning application a parking layout plan would need to be submitted showing the turning areas on the site for each parking space so that users of the drive will be able to see each other. This shall be conditioned as part of the decision.

(v) Trees

- 7.15 Following a visit to the application site it was noted trees are present within the curtilage boundary and as such the Arboricultural Officer was consulted with. Although no objections were made to the scheme in relation to the trees a condition was requested to be included with the outline permission requesting that a Tree Protection Plan be submitted alongside any full application in order to assess the full impact to the trees onsite.

(vi) Drainage

- 7.16 The site is located in Flood Zone 1 (low flood risk). Conditions in relation to foul and surface water drainage are recommended.

(vi) Contributions and CIL

- 7.17 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 £100 per square metre on new floorspace plus indexing. It is considered that there is a CIL liability for this site, and the reserved matters application would be required to provide a CIL payment and the relevant forms.

- 7.18 The proposal is subject to a financial contribution in respect of the Solent Recreation Mitigation Project, and an appropriate Deed and Payment have been provided.

8 Conclusion

- 8.1 The proposed development is considered to be an acceptable form of development in terms of its impact on the character and appearance of the area and on neighbouring properties, subject to further details to be provided at the Reserved Matters stage and approval is recommended for outline permission to be granted with all matters reserved.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT OUTLINE CONSENT** for application APP/17/00924 subject to the following conditions:-

- 1 Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates: (a) The expiration of three years from the date of this permission; or (b) The expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.
Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The approval of the Local Planning Authority shall be obtained in respect of the following reserved matters before the development first takes place - the access; appearance; landscaping; layout; and scale.
Reason: The application is granted in outline only under the provisions of Article 5 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and details of the matters referred to in the condition have not been submitted for consideration.
- 3 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A, B, C and E of the General Permitted Development Order, as amended, shall be erected within the curtilage of either dwelling without the prior written approval of the Local Planning Authority.
Reason: In the interests of the amenities of neighbouring residents and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 Prior to the commencement of the development hereby permitted an Tree Protection Plan in relation to any works proposed within the Root Protection Areas of the retained trees shall be submitted to and approved in writing by the Local Planning Authority. All works within the Root Protection Areas shall thereafter take place fully in accordance with the approved Tree Protection Plan.
Reason: To protect important trees in the interests of the character and appearance of the area having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning

Policy Framework.

- 5 No development shall commence unless or until a parking and turning layout plan for both the existing and proposed dwelling is submitted to and approved in writing by the Local Planning Authority. The dwelling hereby permitted shall not be occupied until the parking and turning layout has been provided and thereafter retained in accordance with the approved details.

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.

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

INDICATIVE PLANS. All matters are reserved

Design and Access Statement: Received 30.08.2017

Location Plan: Received 30.08.2017

Block Plan: Received 30.08.2017

Floor and Parking Layout Plan: Received 30.08.2017

Elevations Plan: Received 30.08.2017

Reason: - To ensure provision of a satisfactory development.

- 7 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 the occupiers of neighbouring properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 8 No development shall take place until finished floor levels for the proposed building(s) relative to 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: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 9 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.

- 10 No development shall take place until plans and particulars specifying the following matters have been submitted to and approved in writing by the Local Planning Authority:

(i) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development;

(ii) The provision to be made within the site for a material storage compound during site clearance and construction of the development.

Thereafter, throughout such site clearance and implementation of the development, the approved parking provision and storage compound shall be kept available and used only as such.

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.

- 11 The dwelling hereby permitted shall be single storey only with no accommodation provided at first floor level.

Reason: In the interests of the character and appearance of the area and neighbours residential amenities having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy framework.