

Planning, Design & Access Statement

**Land adjacent to:
60 Gladys Avenue,
Cowplain, Havant
Hampshire PO8 8HH**

**Proposed erection of a detached
two-bedroomed bungalow.**



June 2017 (amended 4/9/17)

Contents

Introduction	-	3
Context	-	3
Consultation	-	6
Layout Scale & Appearance	-	7
Access	-	7
Landscaping	-	8
Surface Water	-	8
Noise	-	8
Trees & Ecology	-	9
Crime & Anti-social Behaviour	-	9
Energy	-	9
Site Waste Management	-	9
Working Practice	-	9
Contributions	-	9
Community Infrastructure Levy	-	10
Conclusion	-	10
Appendix 1: Precedents	-	11
Appendix 2: 8 London Rd	-	15
Appendix 3: Photographs	-	22

Introduction

This Statement supports the full planning application for this proposal. In accordance with the requirements of 'The Town and Country Planning (Development Management Procedure) (England) Order 2015', this statement explains the nature and extent of the proposal and how it responds to the local environment. It has particular regard to key national and local planning policies relating to new dwellings and design.

This proposal will be a self build project of a sustainable building on a serviced piece of land for a single parent in line with successive government initiatives to support the building of dwellings suitable for smaller young families and the ever increasing older generation.

Context

This rectangular site of **0.02365 hectare** lies to the east of Gladys Avenue in Cowplain. Public views of the site in the approaches along Gladys Avenue from the northeast and southwest are constrained by dwellings and frontage vegetation.

Residents of this locality enjoy safe and convenient access to the Milton Road local centre (5.5 minutes walk away to the northwest) where a wide range of services and facilities are offered and to the Moorlands Infant and Junior Schools in Woodcroft Lane (7.5 minutes walk to the southwest). Lovedean Lane (0.5 minute walk away to the northeast) forms part of the route followed by the regular No.300 bus service to Waterlooville, Horndean, Rowlands Castle, Emsworth, and Chichester.

While it is evident that residents of this locality do not *need* to use a private car to enjoy good access to services (ie. this is an accessible, sustainable location), the provision of secure on-site facilities for bicycle storage would promote that alternative to the private car as a sustainable transport mode for trips under five kilometres, as is recognised at para.32 of the 'National Planning Policy Framework' 2012 (NPPF).

In his 'Written Ministerial Statement: Planning for Growth' of March 2011, Decentralisation Minister Greg Clark confirmed that the *'Government's clear expectation is that the answer to development and growth should wherever possible be 'yes' except where this would compromise the key sustainable development principles set out in national planning policy'*.

Paragraph 14 of the NPPF reiterates that principle, by generating a presumption in favour of sustainable development and the approval without delay of proposals that accord with the development plan.

Paragraph 50 of the NPPF ('Delivering a wide choice of high quality homes') records the Government's view that the planning system should deliver a mix of housing that reflects local demand, to support a wide variety of households in all areas that *'...create sustainable, inclusive and mixed communities'*. Para.56 ('Requiring good design') records that *'Government attaches great importance to*

the design of the built environment’ and ‘Good design is a key aspect of sustainable development’. Para.60 stipulates that local planning authorities ‘...should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles’ but encourage ‘...local distinctiveness’.

Para.66 advises applicants to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community and asserts that *‘Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably’.*

Section 38 of the ‘Planning and Compulsory Purchase Act 2004’ requires an application to be determined in accordance with the relevant policies of the development plan unless material considerations indicate otherwise; an element of flexibility is provided which enables decisions to be made which may disagree with the development plan.

The development plan for Havant Borough comprises the ‘Havant Borough Core Strategy’ (2011) and the ‘Havant Borough Local Plan (Allocations)’ (2014) document. Map 1 of the ‘Local Development Framework Proposals Map Booklet’ shows this site to be subject to *‘CS17 Concentration and distribution of development within the urban areas’*, with no special designations.

This site does not fall within a Flood Zone.

Core Strategy Policy CS9 (‘Housing’) assures that *‘Planning permission will be granted for housing proposals that will...Contribute to achieving a net total of 6,300 new dwellings between 2006 and 2026....Achieve a suitable density of development for the location, taking into account accessibility to public transport and proximity to employment, shops and services in addition to respecting the surrounding landscape, character and built form....Provide a mix of dwelling types, sizes and tenures which help meet identified local housing need and contribute to the development of mixed and sustainable communities’.*

Core Strategy Policy CS17 (‘Concentration of Development within the Urban Areas’) records that *‘Development will be permitted that makes the most effective use of land in the borough by granting planning permission that...’* concentrates new housing development within the urban area.

Local Plan Policy AL1 (‘Presumption in Favour of Sustainable Development’) states that *‘When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF)...It will always work proactively with applicants to find solutions which mean that proposals can be approved wherever possible and to secure development that improves the economic, social and environmental conditions in the area’* and *‘Planning applications that accord with the policies in this local plan will be approved without delay, unless material considerations indicate otherwise’.*

The existing southeast boundary of the application site Core Strategy Policy CS16 ('High Quality Design') provides for the grant of planning permission for development that is designed to a high standard, which helps to create places where people want to live, work and relax and '...does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.'

Taking account of statistical returns that derived from the Partnership for Urban South Hampshire (PUSH), Hampshire Home Choice and Homes In Hants, paragraph 1.21 of the Borough Council's 'Housing Supplementary Planning Document' (2011) recorded that *'...the greatest demand is for smaller households...Site location and design/layout of development are important in encouraging such individuals to make the decision to downsize...This would free up some larger units but may not meet all of the need'*. Paragraph 1.23 opined that *'Generally the aim will always be to increase the amount and proportion of dwellings with two or more bedrooms for all housing tenures as this is the greatest housing need irrespective of tenure types...This will enable the council to meet the greatest housing need and provide the most flexible housing stock...There will therefore be a preference for a range of housing sizes and types with increased provision of two bedroom or more properties ie with three or more bed spaces, for all properties'*.

Paragraphs 5.05 and 5.06 of the 'Borough Design Guide Supplementary Planning Document' (2011) state that *'Garden length should normally allow 10 metres between the dwelling and the boundary'*, record recognition that *'Some overlooking of gardens from the upper floors of dwellings will be unavoidable in most urban and suburban housing layouts'*; state that *'...the design should aim to mitigate these effects as far as possible by carefully designing the internal floor layout to concentrate habitable rooms away from adjacent properties where overlooking could be an issue'*; and assure that *'...walls and fences or the use of soft landscaping could help screen views.'*

The frontage of this part of Gladys Avenue is dominated by the substantial two-storey detached house that is 17 Lovedean Lane (to the north) and six detached bungalows beneath hipped/gabled roofs [see dated aerial photograph on cover page] , in a variety of finishes. No.17 Lovedean Lane (to the northeast) stands just 1.7 metres from its Gladys Avenue frontage and No.60 Gladys Avenue (to the southwest, finished in light render) stands 7 metres away (ie a difference of 5.3 metres).

Attention is drawn to the modest bungalow at 8 London Road that was permitted by Havant Borough Council in 2017 (App17/00179).

It is noteworthy that the frontage of that proposal was 14.5 metres (similar to the current application site – 15.25m). That bungalow stands on *just* 205m² of land (ie it was smaller than the current application site – 236.5m²); and it represents a density of 43 dwellings per hectare, which exceeds this application. The principle of that development was accepted and, as its design was seen to accord with these surroundings and satisfied Havant Borough Council's requirements, it has provided a useful model for this proposal.

The application site comprises **0.02365 hectare** of land that lies to the rear of No.17 Lovedean Lane; a large timber shed stands near the southwest corner of the site [it has a gross internal area (GIA) of **9.4m²**]. The site is contained on its north boundary by a vertical-board fence 2 metres in height and on its east boundary by a vertical-board fence 1.8-2.0 metres in height. The road frontage is **15.25 metres**.

Notwithstanding the character of the area planning application (APP/15/00718) was refused by Havant Borough Council in August 2015 for the erection of a detached 'L'-shaped two-bedroomed bungalow here, with a modest rear garden; the Borough Council gave four reasons (Appendix 1) for withholding its consent.

It is submitted that a modest detached hip-roofed bungalow on this under-used urban land in a sustainable location would accord with the context of the area, represent a natural transition between its immediate neighbours, would widen housing choice in the manner called for by the Borough Council and not compromise any key sustainable development principles of national planning policy.

No. 10 London Road has an upper floor velux window at waist height which has been deemed acceptable in overlooking the bungalow proposal at no. 8 London Road.

The oblique angle of vision between our proposal and no. 15 Lovedean Lane is 30 degrees and compares with 45 degrees oblique angle of view at 8 London Road. Similarly, nos. 17 and 15 Lovedean Lane are higher in relationship to our site therefore increasing the subservient nature of our proposal.

At the end of this D & A statement there is an appendix showing excerpts from officer reports of approved planning applications with less garden depths, separation distances, different build lines or have overlooking issues.

Consultation

In accordance with the advice proffered at paragraph 188 of the NPPF (re. 'Pre-application engagement and front loading'), the applicant recently invited the views of occupants of Nos.13-17 Lovedean Lane and Nos.48-60 and 63-69 Gladys Avenue and on this proposal. No responses were received from the occupiers of Nos.13-17 Lovedean Lane or 23, 42B, 46, 48, 52, 54, 56, 58, 63, 65 and 67 Gladys Avenue.

The occupants of Nos.23, 42B, 60 and 69 respectively opined that:

'I wish to express my support of the building of a new bungalow on the empty piece of land next to 60 Gladys Avenue. The draft plans I have seen seem perfectly acceptable and definitely a change for the better from the current bramble ridden piece of land which greets you upon entering Gladys Avenue.'; 'I have seen the plans proposed for the derelict site behind 17 Gladys Avenue and wish to support the building of the planned bungalow.

This can only be a great improvement upon the current site and the bungalow seems to be well planned to fit in with other bungalows in this part of our Avenue.';

'... I fully support the building of a bungalow on the plot...I have seen the plans of the proposed bungalow and think it will be a great improvement on the current overgrown mess. It will fit in with the style and size of mine and other adjacent bungalows in the Avenue and the new fence between our properties, nice brick wall at the front and drainage on the plot will benefit my home and the area generally.'; 'I see no specific problems and trust the planners to give permission only for sensible applications.'

The previous views of the Officers of Havant Borough Council are a matter of public record, so further consultations have not been considered necessary.

Amount, Layout, Scale & Appearance

In light of the favourable presumption set down in the development plan, the positive comments expressed by several neighbours and the mixed character of the locality, it is proposed that the site be cleared, the existing shed (with a GIA 9.4m²) removed and a detached two-bedroomed bungalow (with a GIA **58.5m²**) erected on the site. The development would reflect a net residential density of **43 dph**. The proposal represents the last single storey scale dwelling in Gladys Avenue and 17 Lovedean Lane represents the first of the double storey dwellings in Lovedean Lane.

The similarities of this proposal compared with the approved proposal for no. 8 London Road can be identified as follows:

1. Both properties lie in an urban area with surrounding properties of similar age, style and garden sizes. 8 London Road is within 4 miles from Cowplain.
2. The adjacent properties in both cases are large two storey houses on an adjoining road, and this proposal is for a small bungalow almost identical in property size, type and age to the scenario at no. 8 London Road.
3. The garden and separation distances in both instances are not consistent with HBC's design guide, which has hitherto been accepted at 8, London Road.
4. There are similar issues of potential overlooking from the house to the west and the long garden and oblique view from the property to the north, which again has been accepted in approving no. 8 London Road/.

Mutual privacy for neighbours and future occupants of the new bungalow would be assured by siting the proposal some 18.0 metres away from the rear elevation of No.17 Lovedean Lane, 8.7m to 10.2 metres from the common boundary with No.15 Lovedean Lane **and and an average of some 5.1 metres from the side elevation of No.60 Gladys Avenue.**

It is also intended that the 1.8 metre high fences along the north and east boundaries of the site be replaced with a vertical boarded timber fences two metres

in height, with a substantial beech hedgerow planted within the site along the eastern and northern boundaries.

The proposed building has been moved further into the site (westwards) to afford greater space between the building and the eastern boundary in order to accommodate the proposed hedging screening, and the building lowered a further 300mm for its finished floor level to further improve and reduce the visual impact of the proposal with respect to adjoining neighbours.

In this position and finished in brickwork with a hipped roof of plain dark-grey tiles, the proposed bungalow would make more efficient use of this sustainable site in a manner that accords with the mixed character of its surroundings, without detriment to the amenities of neighbours.

Access

Vehicular access is proposed to be afforded at the northwest corner of the site, via a new dropped kerb. Clear views to the northeast and southwest along Gladys Avenue ensure that vehicles entering and leaving the site enjoy good visibility and are themselves seen clearly by approaching drivers, riders and pedestrians.

In accordance with Table 4 ('Vehicle Parking') of the 'Havant Borough Residential Parking and Cycling Provision Supplementary Planning Document' (2010), the proposed bungalow would be served by two car parking spaces on a laid forecourt of permeable tarmac on its south side. Secure bicycle storage has been provided.

Refuse and recycling bins have been provided.

The proposal would accord with Part 'M' of the Building Regulations ('Access to and use of Buildings'), as provision is made for level access to the main entrances and a hard surface connection to parking and amenity areas, suitable for access by persons with impaired mobility. As the site enjoys unhindered access to Gladys Avenue, no difficulties are anticipated with emergency services reaching the bungalow or its garden.

It is submitted that vehicular and pedestrian movements associated with the new dwelling would not be harmful to the amenities of neighbours (particularly Nos.17 Lovedean Lane and 60 Gladys Avenue) or cause danger or inconvenience to users of the public highway.

Notably the Highway Authority recorded '*no objection*' to the previous proposal (APP/15/00718).

Furthermore, in their 'Highway Appraisal' of 27th July 2016 (copy enclosed), RGP Design Ltd opined that the '*...proposed location for a new 'street access' is deemed acceptable and therefore is suitable for the proposed development.*' and '*Allocated parking manoeuvres to/from each space has been assessed and is deemed acceptable.*'

Landscaping

As recognised by Havant Borough Council's Design SPD, it is proposed that native trees be planted along the northeast and southeast boundaries of the site to further protect the amenities of neighbours and enhance the setting of the development. The external areas would, in the main, be laid to lawn.

Surface water

Surface water would be drained to a soakaway in **the north western part** of the site. In their 'Drainage Strategy Report' of May 2016 (copy enclosed), RGP Design Ltd opined that the '*...development can be implemented without increasing flows on to adjacent land or to existing surface water drainage systems, ensuring that flood risk is not increased.*'

While this report refers to a previous proposal, if drainage matters were to be conditioned within an approval, this report could be reviewed with an enhanced outcome due to the smaller nature of this proposal with reduced rainfall run off.

Noise

While there would be negligible increase in the likely daytime noise levels from the proposed development and there *may* be occasional vehicles at night, such vehicle movements are unlikely to cause disturbance in neighbour's bedrooms with windows open or closed. The view is held that there would be no significant loss of amenity derived from noise.

Trees & Ecology

No trees or protected species would be harmed as a result of this proposal.

Crime & Anti-social behaviour

No special measures are considered necessary for the prevention of crime or anti-social behaviour. A residential presence on the site would likely deter such activities.

Energy

In accordance with Core Strategy Policy CS14 ('Efficient Use of Resources'), this proposal incorporates several environment-friendly features to achieve at least a Code-level 3 rating for Sustainable Homes:

- ☐ ☐ Considered openings will animate internal spaces with ample natural daylight, reducing the demand for artificial lighting.
- ☐ ☐ Low-energy fittings will be utilised throughout.
- ☐ ☐ Permeable surfaces will be laid throughout, to allow percolation through external surfaces to subsoil levels and minimise surface-water discharge.
- ☐ ☐ Locally-sourced materials will be used.
- ☐ ☐ A 'heavyweight' construction would produce a building with a high thermal mass and stable internal environments; the building fabric would be 'long-life' and allow flexible use.

Site Waste Management

Top-soil 'scraped-off' following the setting-out of the site is to be retained on the site, for reuse in soft landscaping. Timber will be salvaged where possible and inert waste material would be disposed to a licensed Hampshire County Council site.

Working Practice

To protect the amenities of neighbours, the operation of construction machinery on the site will be restricted to 8.00am-6.00pm Monday-Friday, 8.30am-1.00pm on Saturday, with no working on a Sunday or Bank Holiday. All materials and plant would be kept within the curtilage of the site.

Contributions

The applicant recognises that it is Havant Borough Council's customary practice to seek a contribution of **£176** towards the 'Solent Disturbance & Mitigation Project' (SDMP) whenever new residential development is proposed; he would welcome clarification of the facilities on which the monies from this proposal would be expended, to pave the way for the requisite arrangement to be entered.

Community Infrastructure Levy

It is understood that Havant Borough Council would apply a Community Infrastructure Levy (CIL) of **£80/m²** for the net increase in internal floor area of **47.50m²** (ie 59m² - 11.5m²) which would be brought about by this proposal.

Conclusion

It is submitted that the requirements of the development plan are *satisfied* by this proposal since it would not detract from the existing mixed street-scene; would be in keeping with the mixed character of its surroundings; is of a high standard of design; incorporates materials and design elements sympathetic to local character; provides safe access for pedestrians, cyclists and vehicular traffic; provides satisfactory cycle and car parking; respects privacy, outlook and sunlight; and the prospect of criminal activity and anti-social behaviour has been taken into account.

Development of this site by the erection of a two-bedroomed bungalow would achieve more efficient use of this sustainable urban land and will play a modest yet valuable part in the provision of units for small households within an area dominated by family houses without harm to the character or appearance of the area or the amenities of neighbours. It is contended that this proposal comprises an acceptable form of development that accords with the development plan and no other material considerations suggest otherwise.

Appendices

APPENDIX 1: Excerpts from Officer Reports of planning applications approved by HBC which have less garden depths, less separation distances, different build lines or have overlooking issues.

APP/15/00930: 48 Hart Plain Avenue, Waterloooville:

Single chalet bungalow to be constructed in rear garden of 48 Hart Plain Avenue

'The scheme has a greater separation distance of 8-8.5m from the shared boundary and 19m separation distance between the existing dwelling at No.3 and the proposed dwelling.

The acceptability of such layouts has more recently been established on various sites at planning application and appeal stage. An example can be found at 40 Hart Plain Avenue, where a more intensive redevelopment of a smaller plot has recently been completed, following a grant of permission by this Authority.

Indeed the Appeal Inspector considered that the previously refused scheme for two dwellings within this site would not be out of keeping with the general street scene and that "...the general pattern of development in the immediate vicinity is that of deep plots, but this has evidently been altered as a result of the creation of cul-de-sacs and backland development at intervals along Hart Plain Avenue".

The new dwelling to the rear would be set at good distances from the existing Silvester Road. Whilst the new dwelling would be visible from these properties and their gardens, it does not automatically follow that it would be intrusive.

The upper part of the proposed dwelling would be visible from the dwelling and garden area of 50 Hart Plain Avenue. However, the proposal should cause no more significant visual impact than the various existing dwellings around the locality.

Consideration also has to be given to the general pattern of relationships between dwellings in urban areas, where Local Planning Authorities are encouraged to ensure the best use of land is achieved in terms of development proposals.

Taking all of these matters into account, it is considered that the proposal would not have a demonstrably detrimental impact on the amenities of the occupiers of the existing dwellings in Glenmore Gardens.

Taking into account national and local guidance, the proposal would not have a demonstrably detrimental impact on the amenities of the occupiers of the existing dwellings in Glenmore Gardens or the amenities of occupiers of other dwellings in the locality."

APP/16/00701: 11 Webb Lane, Hayling Island

Demolition of double garage and erection of 1 bed bungalow

“The garden would be 8.8m in depth which is less than the required 10m stated in the Council's adopted design guidance for proposed garden depths. However, this is not significantly lower than the 10m required and therefore on balance would be acceptable.

No. 12 Mengham Lane would be left with a 5.5m depth garden.

The dwelling would integrate well into the immediate locality of Webb Lane which is characterised by a variety of bungalow designs, most of which are generally larger than the proposed dwelling.”

APP16/00713: 2 No 3 bedroom dwellings within curtilage of 3 Victoria Road

“at 8.8 metres, the new gardens will be slightly shorter than current guidelines, it was considered that this dimension was of less importance than that maintained to the housing on Victoria Road.

With regards to the potential impact on the adjacent property at No. 5a Victoria Road, the closest dwelling would be over 15m in distance. At this distance, the potential for adverse overlooking would not be possible.

Whilst the development would be visible in the background from the rear windows in No's 5a and b, the low ridge height and reduced massing of the building means that it would have less visual impact.

In terms of the visual impact of the development, this would be minimised by reason of the site being on slightly lower ground level than the rear gardens and properties in North Street.”

APP/16/01091: Rear of 15 Hallett Road, Havant

Erection of 1 no 2 bedroom bungalow at rear

“The layout retains an 11m rear garden length for the existing dwelling, which is compatible with the new dwellings in Hallett Close to the east. The proposed dwelling however would have a 7m rear garden.

Nearby dwellings back onto site and are at an elevated ground level in close proximity. (NB 4.5m) from the bungalow which is considered acceptable as the width of the garden is 15m resulting in a useable amenity area for a two-bed bungalow

The proposed back land bungalow, whilst a tight development, does not actually cause any harm to material considerations.”

Whilst this is shorter than the recommended minimum of 10m, regard must be had to the width of the garden, which at some 15m, would overall result in a useable amenity area commensurate to others in the vicinity and appropriate for a small 2 bed bungalow.

The 2 storey properties in Hallett Close to the east will have views down into the site, and hence it is considered that to protect privacy and provide appropriate levels of amenity for future occupiers and screening, then the landscape buffer on this eastern boundary needs planting up with higher trees.

Being a modest low profile single storey bungalow only then it is considered that the siting and layout is appropriate. Therefore, whilst still resulting in a tight urban site, the proposed subdivision of the plot to form a backland bungalow is not considered to be harmful to the character of the surrounding area.

The proposed backland bungalow, whilst a tight development, does not actually cause any harm to material considerations. The separation distances are adequate and the

character of the area respected.”

**APP/16/00916: Land to South of 2 Aubin Wood, Emsworth
Erection of 1 No 3 bed dwelling**

“The dwelling would be set off 3m from the shared boundary with 2 Aubin Wood. The rear garden would be 9.6m which is more generous than other garden depths of the new development”.

**APP/16/01122: 208 London Road, Waterlooville
Demolition of existing dwelling and erection of 4No. two bed dwellings and 1No. three bed dwelling**

“There would be a 6m separation distance between No.208a and Plot 1 and Plot 1 would also be set forward of No. 208a. Overall it is considered there is a sufficient distance so as not to result in an overbearing impact or result in any adverse loss of light.”

**APP/16/00092: Bethel, 17 New Cut, Hayling Island
Demolition of existing bungalow and erection of 2 No. 3 bed bungalows.**

“Each dwelling would have a private rear garden of a depth of between 7-8m.”

**APP/16/00614: 1 Salterns Close, Hayling Island
Erection of 1 No. 3 bed dwelling with integral garage and new access onto Salterns Close.**

The 2 storey element would project 5m beyond the rear of No4 on this boundary. The single storey element would project 6.5m and is considered to provide an acceptable relationship in respect to light. In terms of impact on outlook.

NB: This is a large contemporary building alongside a substantial Victorian house.

**APP/16/00449: Land adjacent to 50 Southfield Walk, Havant
Erection of 1 No 3 bed dwelling and integral single garage**

“The length of the rear garden serving the dwelling would not meet the criteria of the Design Guide.”

**APP/15/00638: Land southwest of 8 New Brighton Road, Emsworth
Construction of 1No. detached 3 bed house and 2No. semi-detached 3 bed houses**

To ensure adequate protection to the occupiers of this bungalow in terms of outlook, separation and overlooking, the scheme has provided a separation distance of 15m to the two-storey element. Together with the retention of the dense hedging on this boundary, it is considered that no loss of amenity would result to the occupiers of No 20.”

**Planning Appeal W/15/3006153: 37a Murray Road, Horndean
Conversion of annex to form a 1 bedroom dwelling**

“The appeal building has a rear garden area and side patio. (NB: garden depth is 7.8m

according to the site plan). Although small in area, these provide a private and functional garden space which enables outside seating and provision for domestic requirements, such as a washing line. The landscaped area of the current front garden would be reduced by the introduction of the proposed parking space. However, a significant area of lawn and planting would be kept thus retaining a principally landscaped, attractive open frontage on this corner plot. The areas involved would, to my mind, be appropriate, based on likely occupation of the dwelling by a single person or, at maximum, a couple. I conclude that the layout and garden space proposed would not be harmful to the living conditions of future occupiers of the dwelling.”

APP/14/00439: Land rear of 109 London Road, Cowplain

2 No. detached 3 bed houses with associated access and car parking.

“The proposal provides for a minimum separation with properties in Latchmore Forest Gardens of 20m in accordance with the Council's design guidance, and whilst rear gardens depths at 9m fall slightly below 10m guide for depth, the plots are relatively wide and the plot sizes are considered acceptable, providing adequate on-site parking and garden area. The properties in Latchmore Forest Drive are slightly elevated and the small shortfall in the proposed garden depths is not considered to be detrimental to residential amenities.”

APP/15/00503: 3 Swans Walk, Hayling Island

Demolition of 3 bed dwelling and construction of 1 No 4 bed detached house

“The proposal would be sited at approximately 7m (to the boundary) and 13m (to the dwelling) from the opposite property (4 Swans Walk). The scale and relationship of the proposal with this neighbouring dwelling (i.e. at a reasonable distance and to the north) is such that it should not result in a significant increase in overbearing effect or shadowing.

The proposal would introduce a significant amount of full length glazing to the front elevation. However, this would mostly be located within the stepped back element (i.e. approximately 13m (to the boundary) and 16m (to the dwelling) from the opposite property).

Furthermore, there are windows in the corresponding elevation of the existing dwelling, facing on to the exposed frontage of number 4. A Silver Birch and hedge are also proposed in the front garden to offer a degree of screening between the two properties.

I WOULD ALSO DRAW YOUR ATTENTION TO THE APPROVED BUNGALOW AT EASTERN ROAD, HAVANT – ref 08/52872/005 – SITE AREA IS 222m², BUILDING AREA is 69.5m².

APPENDIX 2

NO. 8 LONDON ROAD – OFFICER'S REPORT

Site Address: 8 London Road, Widley, Waterloooville, P07 5BS

Proposal: Erection of 1No. 2 bed bungalow- amended plans reducing eaves height and roof bulk.

Application No: APP/17/00179 Expiry Date: 14/04/2017

Applicant: Mr Black

Agent: Mr Galloway

Peter Galloway Partnership

Case Officer: Daphney Haywood

Ward: Purbrook

Recommendation: **GRANT PERMISSION**

1 Site Description

The site comprises a detached single storey bungalow located on the corner of London Road and The Brow. The front garden area has recently been converted to a parking area providing space for 3 plus cars. A further parking area and garage with

parking is located to the rear and both parking areas take vehicular access from The

Brow. The southern boundary is enclosed with recently installed 1.8m close boarded

fencing. The area is residential in nature with a medium density and the surrounding

area is made up of a one and two storey properties of varying ages and styles. The

site slopes from north to south and west to east.

2 Planning History

APP/16/00409 – Proposed 2No. pitched roof dormers to front and 1No. pitched roof dormer to rear. Proposed rooflights to rear and side (south) elevation.,

PERM, 15/06/2016

3 Proposal

The proposal is for a single storey 2 bed dwelling to be located at the rear and adjacent the boundaries with 1 The Brow, a 2 storey dwelling which lies to the west

and 10 London Road to the north. The proposed dwelling would be served by the existing access off The Brow and 2 parking spaces would be provided, one within the

garage and one to the front on an existing drive. The plans have been amended to reduce the slab level and associated eaves and ridge height.

The supporting statement sets out that the proposed dwelling would initially be occupied by an elderly relative, however, the development in the longer term is required to provide a dwelling for the autistic grandson who is currently 10 and cared

for by the grandparents in the existing dwelling. The bungalow would provide 2

bedrooms as the grandson, who attends a special needs school requires a carer, and whilst this currently is provided for by the grandparents, in the longer term he will not have this support. If allowed the proposal would enable the grandson to live relatively independently in the bungalow and rent out the existing dwelling to provide an income as it is unlikely that he will be able to work.

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)

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)

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

Building Control, Havant Borough Council

1) There is a foul water public sewer, marked on the map of sewers, running under the proposed building. Consultation should be carried out with Southern Water to ascertain size and depth.

2) The unprotected area caused by the windows in the bathroom and bedroom 2 is in excess of the allowable area where the rear elevation is within 1m of the site boundary

The proposed building will be built over a foul water public sewer. Approval from Southern Water will be required for this building

officer's note The agent has been in contact with SW and amended plans have been submitted to address 2)

Crime Prevention -Minor Apps

No comments received

Equalities and Access Officer

No comments received

Highways Engineer, Development Engineer

The Highway Authority had no adverse comment to this application subject to a planning condition with regard to the provision and retention of two parking space and

the turning area shown in front of the bungalow.

Southern Water

It might be possible to divert the public sewer, so long as this would result in no

unacceptable loss of hydraulic capacity, and the work was carried out at the developer's

expense to the satisfaction of Southern Water under the relevant statutory provisions.

In order to protect drainage apparatus, Southern Water requests that if consent is

granted, a condition is attached to the planning permission. For example "The developer must advise the local authority (in consultation with Southern Water) of the

measures which will be undertaken to divert the public sewers, prior to the commencement of the development.

Southern Water requires a formal application for a connection to the public foul sewer

to be made by the applicant or developer.

We request that should this application receive planning approval, the following informative is attached to the consent:

"A formal application for connection to the public sewerage system is required in order

to service this development, please contact Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or

www.southernwater.co.uk".

Waste Services Manager

no concerns over waste collection regarding this planning 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: 15

Number of site notices: one

Statutory advertisement: Not applicable.

Number of representations received: 7

Case Officer Comment

Site small, overdevelopment with little garden area. No on site provision for Cycles see section 7

Set a precedence this application has to be considered on its merits

future conversion of garage to living space and reduction in parking provision this can be addressed by a condition

possible development of room and extra accommodation -should be restricted

this can be addressed by a condition

Hours of construction work should be restricted to exclude Saturdays and Sundays - concerned that this will be a self build as the applicant is a builder.

This is a matter for Environmental Health however, an informative restricting construction work to Monday to Fridays and Saturday mornings is proposed.

loss light and of privacy from the 2 windows in the rear elevation.
 Concerned that hedge will be damaged and it should be retained and fencing erected so as not to damage the hedge.
 see section 7
 Possible damage to adjacent property - plants and foundations.
 This is a private matter
 If permitted it should only be ancillary see section 7
 The proposed site of the 2 bed bungalow is considerably closer to the dwelling at 1 The Brow than the minimum 10m separation prescribed in Policy CS16.
 see section 7
 Surface water run off which will cause the gardens below the proposed development to become more water logged which was the case after the development of the garden of No12 London Rd.
 see section 7
 Diversion of the sewer could scupper any chance of building in the garden of No10 London road.
 see section 7
 Looking at my sewerage pipe plans from Southern Water it seems that a main sewage pipe will be underneath the new property. see comments from Southern Water above

7 Planning Considerations

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) Adequacy of the site to accommodate the development and Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) CIL and SRDM
- (i) Principle of development

The site is within the urban area where Policy AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements) and Policy CS17 (Concentration and Distribution of Development within the Urban Areas) supports development on underused land within the urban area. Furthermore Policy CS9 supports the provision

of housing and the principle of development is supported.

- (ii) Adequacy of the site to accommodate the development and Impact upon the character and appearance of the area

Both the existing and proposed dwellings would have relatively small gardens. In the

case of the existing dwelling the garden at 8m deep would fall below the guidelines in

the Borough Design Guide of 10m, however, it would be 14m wide and as such would provide an appropriately sized useable amenity space. In respect to the proposed dwelling the garden would be approximately 7.7 m by 8m. Whilst the depth falls short

of the guidelines the overall size is considered acceptable. In respect to car parking,

both dwellings would be served by on site provision in accordance with the Council's adopted standards, and there is adequate space within the site to provide for cycle parking (2 spaces are shown within the hobbies room for the proposed dwelling). It is considered that the proposed development can be satisfactorily accommodated on site and therefore a condition requiring the new bungalow to be ancillary can not be substantiated. The special circumstances of the applicant are noted, however, as the site is considered to be adequate to accommodate the development it is not necessary to take these into account. The area comprises a mix of dwelling types and styles which are generally of traditional character and materials. The proposed dwelling would be of traditional pitched roof design and of brick and tile construction, and would be sited on a similar building line to the existing dwellings, and as such would not adversely impact the street scene and the appearance of the area. As such it would therefore accord with Policy CS16 of the Local Plan.

(iii) Impact upon residential amenity

The main impact relates to No 1 the Brow which lies to the east and No 10 London Road to the north. In respect to No 1 the Brow, this property lies at a lower level than the application site, however, the existing garage on the site would be retained with the new development set beyond this and therefore there will be little impact on light and privacy to No1. Concern has been expressed regarding flooding from site run off and a drainage condition is recommended.

With regard to 10 London Road, this property lies slightly uphill. The proposed bungalow would be sited in close proximity to the boundary and in order to mitigate the impact and reduce loss of light and privacy the plans have been amended to reduce the finished floor level, and thus reduce the eaves and ridge height, such that the eaves height will be below the existing hedge level. The hedge is shown as retained and a condition in this respect is recommended. There are 2 windows proposed in proximity to the boundary one a bathroom which can be conditioned to be obscure glazed, and the other a bedroom. As this would be screened by the hedge it would not be appropriate to require this to be obscure glazed. The bedroom would also be served by a roof light as the hedge would block light to the bedroom window. A condition requiring a cill height of 1.7m or obscure glazing of the rooflight is

recommended.

There is a sewer that passes through the site. The neighbour has raised concern that

the proposal and possible diversion of the sewer could prejudice the future development of the rear garden of 10 London Road. There are however, no proposals

at present to develop No 10, and this would and it would therefore not be reasonable

to refuse the current application on this ground.

In respect to further development of the site, given the size of the site further

development could result in overdevelopment and/or an adverse impact on neighbours

and a condition removing permitted development rights for alterations to the roof and

extensions is proposed.

Overall it is considered that the impact on neighbouring properties would be limited

and therefore the proposed development is in accordance with Policy CS16 of the Local Plan.

(iv) Highway matters

The site would be accessed from the existing access off The Brow and on site parking

is provided for both dwellings. The relevant consulted has raised no objections.

(v) Drainage and flood risk

The site is not located within a flood risk zone. Drainage is proposed in the form of

soakaways but further details of the drainage provision should be required via a planning condition.

(vi) Developer contributions / CIL

A contribution towards to the SPA is required under Policy DM24 of the Allocations

Plan. The relevant contribution has been paid and paperwork return. The application is

CIL liable for £5394.64 and the relevant forms provided and a draft liability notice sent.

8 Conclusion

The proposal is considered to be acceptable and is recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00179

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 ref 17/01/B01

General arrangements ref 17/01/P01 rev C

Section ref 17/01/P02 rev C

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 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

5 Notwithstanding the submitted details 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.

6 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 1995 Order, as amended, shall be erected within the curtilage of the site without the prior written approval of the

Local Planning Authority.

Reason: In the interests of the character and amenity of the area having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy 2011 and the National Planning Policy Framework 2012.

7 The car parking within the garage, 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

8 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension / building hereby permitted the windows in the bathroom window in the north elevation facing the boundary with 10 London road shall be 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 the nearby property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

8 The existing hedgerows adjacent the boundary with No 10 London Road shall be retained at a height of no less than 2.2m above ground level and, shall be protected from damage for the duration of the works on the site by the erection of a 1.2m minimum height chestnut paling fence to BS 1722 Part 4 standard securely mounted on 1.2 m minimum height timber posts driven firmly into the ground along a line to be agreed in writing with the Local Planning Authority. Any parts of hedges or hedgerows removed without the Local Planning Authority's consent or which die or become, in the opinion of the Local Planning Authority, seriously diseased or otherwise damaged within five years following contractual practical completion of the approved development shall be replaced as soon as is reasonably practicable and, in any case, by not later than the end of the first available planting season, with plants of such size and species and in such positions as may be agreed with the Local Planning Authority.

Reason: To ensure the continuity of amenity afforded by existing hedges or hedgerows and having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

9 Notwithstanding the submitted details 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.

10 The garage hereby permitted shall be retained and kept available for the parking of cars at all times and shall not be converted to living accommodation.

Reason: To ensure the retention of adequate on-site car parking and to discourage parking on the adjoining highway in the interests of local amenity and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

APPENDIX 3

Facing north west towards 17 Lovedean Lane and Gladys Avenue roadway



Facing south towards 60 Gladys Avenue



Facing north towards 17 Gladys Avenue on the right and 15 Gladys Avenue on the left



Facing east towards garden of 15 Lovedean Lane



Facing south to 60 Gladys Avenue showing west/east slope in land



Original state of land





View towards the plot from 17 Lovedean Lane



View of only clear upper floor window of 17 Lovedean Lane



View of only clear upper floor window of 15 Lovedean Lane

