

Recommendation: **GRANT PERMISSION**

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

CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
DM10	(Pollution)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)
DM9	(Development in the Coastal Zone)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control

Further details should be provided for the Fire Brigade access. It is suggested that the entrance of the driveway is suitable for fire appliances to shorten the distance from the appliance to the dwelling, and to fully comply with requirement B5.

The collection point for the bin storage should be clarified with the collection authority (it currently exceeds the 25m from the edge of the road as stated for requirement H6).

A public foul sewer is located within 3m of the proposed dwelling.

officers note Condition re bin collection point recommended. Fire Brigade access is covered under the Building regs.

Coastal Engineering

I can confirm that the Eastern Solent Coastal Partnership find the proposed flood resistance and resilience measures satisfactory, and have no objection to the proposed development.

Development Engineer - Highways

The Highway Authority have no adverse comment to this planning application

Environment Agency

No objection

Southern Water

Comments on previous application are applicable to this proposal and state :
Public rising main within site. No development or new tree planting within 3m of centreline of pipe and all existing infrastructure to be protected. No new soakaways within 5m of a public sewer.

The applicant is advised to discuss the matter with SW and a formal application for connection to the public sewer is required - Informative requested.

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 3

Comment	Officer Comment
Out of character with adjacent properties which are set back from the water and of modest size relative to plot size.	see section 7
Rear of site is made up ground and it appears infilling at harbours edge still going on.	The proposal does not include ground raising which would need to be the subject of a separate application.
Restricted access with vehicles passing close to the bedroom windows of Nos 67a and 69.	Existing situation
delivery vehicles would block access to some properties and have to park on yellow lines.	Existing situation
Adversely impact outlook, rural environment would change to high brick walls and roof.	see section 7
Position of parking would cause noise, smells and fumes due to narrow access way, and impact the enjoyment of what is quiet garden area,	Drive exists and area for parking is overgrown hard standing which could presently be used for parking.
Previous application in 1993 for a 2 bed dwelling refused and upheld on appeal on grounds of over intensive use adversely impacting adjacent dwelling, undesirable back land development, restricted vehicle access, likelihood of flooding.	This application has to be considered on its merits and on the basis of current planning policy. see section 7
Not an extension but almost demolition and rebuild and an attempt to get over the flood prevention recommendations. Internal flood depths of up to 0.9m. discrepancies re height above Ord datum, which mean the flood risk could be 1.6m	The proposal retains a number of walls and slab and is therefore considered to be extensions and alterations tot he existing dwelling.
There is a large main sewer under 67s western boundary	Informative recommended
There is a possibility of a minimum	The new work will be no closer to the

requirement for distance form the waters edge.	water than the existing.
In excess of the requirements of Chichester Harbour Conservancy for increase in size to be limited to 25%. The original boat house should be renovated and no more than a 25% increase.	The proposal is for extensions and not a replacement dwelling.

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 design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Flood risk

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 The dwelling which, occupies a relatively small plot backing onto the harbour is located close to the waters edge and as such is potentially prominent on the water frontage. The existing bungalow is modest in scale and is not prominent from the water. The applicant wishes to increase the accommodation on site and has previously applied to demolish the existing dwelling and erect a new dwelling at a raised level to provide increased flood resilience. This would however, have required increasing the slab level by about 1m above existing ground level, and as such the replacement dwelling would have appeared very dominant when viewed from the surrounding area and adversely impacted the amenities of the adjacent dwellings. The 2 previous applications were withdrawn prior the issue of a decision. The current application, in order to address the concerns regarding the increased bulk and dominance from raising the floor level, has been designed as extensions to the existing dwelling. Whilst some of the walls will be demolished, most of the originals walls will remain together with much of the original floor slab, which will be retained at the existing height, with the floor level to the extension constructed at the same level. Additionally in order to reduce the visual impact the design incorporates a shallowly pitched fully hipped roof. It is considered that the resulting dwelling whilst substantially larger than the existing dwelling, would not be over dominant and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.4 The main impact relates to 67A Southwood Road which lies to the front and south of the site and numbers 65 to the west and 69 to the east. The proposed development

would incorporate an eaves height of 2.5m with a fully hipped roof with a ridge height of 4.3m. The development would be set off the boundaries with the adjoining properties and whilst it would impact views towards the harbour it would be single storey nature, and as such not over dominant.

Two parking spaces in accordance with adopted standards can be accommodated on site, these would be served by the existing drive and located to the front of the dwelling, adjacent the boundary with 67a. This area is currently overgrown but is hard surfaced and could currently be used for parking cars, hence it would be difficult to substantiate a refusal based on nuisance from use of this area for car parking.

- 7.5 Consequently, it is considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Flood risk

- 7.6 The application has been amended to provide further information regarding mitigation of flood risk and the Coastal Engineer has advised that the proposed flood resistance and resilience measures are satisfactory.

8 Conclusion

- 8.1 The scale, siting and design of the proposal are considered satisfactory in respect to the impact on the character of the area and neighbours and is therefore considered to be appropriate and recommended for approval. The proposal lies below the threshold for CIL and does not comprise a new dwelling, hence there is no CIL requirement.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/01213
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 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.

- 3 The height of the existing floor slab shall not be increased and the floor slabs to the proposed extensions shall be constructed at no greater height than the existing floor slab.

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 Construction of the development shall not commence until details of the measures to be taken to protect the sewer/rising main have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.

Reason: To prevent damage to the adjacent public sewer and having due regard to saved Policy DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012

- 5 No above ground construction shall commence until further details of the arrangements for the storage and collection of waste have been submitted to and approved in writing by the local planning authority.

Reason: To ensure satisfactory development and having due regard to Policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012

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

Location plan PJ/PER05 received 21 November 2016

Site Plan PJ/PER03 received 21 November 2016

Existing layout PJ/PER06 received 21 November 2016

Existing elevations PJ/PER07 received 21 November 2016

Proposed elevations PJ/PER02 received 21 November 2016

Proposed floor plan PJ/PER01 Rev A received January 2017.

Roof plan PJ/PER04 received 21 November 2016

Letter and Flood resistance and resilience measures dated 21 January 2017.

Reason: - To ensure provision of a satisfactory development.