
Site Address:	8 London Road, Widley, Waterloooville, PO7 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	Case Officer:	Daphney Haywood
	Peter Galloway Partnership		
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 or 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

Comment	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 a 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 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/BO1
General arrangements ref 17/01/PO1 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.