
Site Address:	7 Russell Road, Havant, PO9 2DG		
Proposal:	Erection of 1No. two bedroom dwelling to end of terrace.		
Application No:	APP/16/01121	Expiry Date:	09/01/2017
Applicant:	Mr & Mrs Walker		
Agent:	Mr Holman	Case Officer:	Bee Crawford
	HRP Architects		
Ward:	St Faiths		

Recommendation: **REFUSE PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey end of terraced property, situated on the corner of Russell Road and Havant Farm Close. It has a brown tiled pitched roof and elevations of beige/yellow multibrick, tile hanging and cladding to the front. The site is level and there is open vehicular access to the front with a drive and shingled area and a dwarf wall to all boundaries. The proposed new dwelling is to be located in the side garden area which currently features a small shed to the rear and has a width of approximately 5.9 metres.
- 1.2 The adjoining two storey terraced property is to the east, the front aspect of two storey properties in Havant Farm Close are to the west, the side aspect of a two storey property in Havant Farm Close is to the rear and two storey terraced properties and a garage block lie opposite. The area is of medium density with modern two storey terraced properties of a similar age, different styles and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the erection of 1 no. two bedroom property attached to the western side of 7 Russell Road. The dwelling will lie broadly in line with the existing front and rear elevations, with the roof eaves and ridge running through to that of the host dwelling, although the existing line of the terrace is slightly staggered. Car parking for the new property is a garage and space to the front in a separate block and cycle storage provision is shown in the form of a shed in the rear garden (sufficient parking would be retained for the existing dwelling). The resulting development would lie approximately 0.5 metres from the side boundary with Havant Farm Close.

4 Policy Considerations

National Planning Policy Framework
Local Plan Housing Statement December 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS20	(Transport and Access Strategy)
CS21	(Developer Requirements)
CS9	(Housing)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

DM24	(Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)
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Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environment Agency

No comments received.

FAO Mr P Marshall, Development Engineer

The Highway Authority has no adverse comment to this application but would point out that the unit has a single parking space when two are required under HBC Minimum car parking standards.

Officer comment -see 3.1 above with respect to parking provision.

Waste Services Manager

No objection.

Crime Prevention -Minor Apps

No comments received.

Public Spaces

No comments received.

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: 12

Number of site notices: 1.

Statutory advertisement: Not applicable.

Number of representations received: 1

One letter of objection was received from one address raising the following concerns:

- 6.1 Restricted view for traffic turning into Russell Road from Havant Farm Close.
- 6.2 The scheme would result in outlook of brick wall for the properties at 2 and 3 Havant Farm Close.

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 on the Character and Appearance of the Area
- (iii) Impact on Neighbouring Residents
- (iv) Parking provision
- (v) Developer Contributions

- (i) Principle of development

- 7.2 The site is located within the built up area where new residential development is considered acceptable in principle subject to site specific development control criteria. The proposed new dwelling is in a sustainable location and contributes to the requirements of the Council's objectively assessed need for housing in the area as set out in the Local Plan Housing Statement December 2016.

- (ii) Impact on the Character and Appearance of the Area

- 7.3 The proposed dwelling is situated in a prominent corner location and would be approximately 1.5 metres narrower than the existing properties in the terrace and within 0.5 metres of the side boundary with Havant Farm Close. At present, there is a sense of spaciousness on the corner section of the Russell Road where it meets Havant Farm Close. This spaciousness forms the spatial characteristics of the streetscene as the side elevation of No. 7 Russell Road in line with the front elevation of No....

- 7.4 The proposal to extend the terrace on the northern side of Russell Road would have a significant impact on the existing spatial setting. It would eliminate the sense of openness on the corner of the two streets and would sit forward of the front building line of No 19 Havant Farm Close and would almost abut the boundary with the highway. It would appear overbearing and have a harmful impact on the visual amenity of the streetscene.

- 7.5 The proposed dwelling would be narrower than the attached neighbour and would differ slightly in terms of fenestration layout and apertures. It would also not have the same flat front porch element as the existing terrace has. Overall it is considered to be a substandard design to the existing terrace. These differences in isolation would not warrant a reason for refusal however, they may appear more noticeable on a dwelling which would be so highly prominent on the corner location and would therefore contribute to the dwelling appearing more contrived. For these reasons, it is therefore considered that the proposed dwelling would be contrary to Policy CS16 of the Local Plan. .

- (iii) Impact on Neighbouring Residents

- 7.6 The application site is situated at the end of a row of terraced properties with a

staggered building line, although the ridge of the new dwelling would be in line with that of the attached property at number 7 Russell Road. Whilst there is a single storey rear projection to the new dwelling, it has a modest depth of 1.5 metres and is unlikely to have a harmful impact on the neighbouring property

- 7.7 Concern was raised that the properties to the west would have an outlook of a blank brick wall and although there are no windows in the western elevation of the proposal, the development is considered to be a sufficient distance away from these properties for any impact to be nominal.
- 7.8 The side elevation of the property to the north at number 19 Havant Farm Close is approximately 14 metres away and there are no windows in this elevation. Whilst there could be an element of overlooking of the front garden and parking area of the property, it is considered this would be limited and acceptable.

(iv) Parking provision

- 7.9 The proposed dwelling has two bedrooms, consequently there would be a requirement for two off road parking spaces. This has been achieved by allocating the existing garage and associated parking space located on the south side of Russell Road in a separate block to the new dwelling and creating a further parking space for number 7 Russell Road to the rear of the new property. In addition, the current parking area to the front of Russell Road would be retained. Cycle storage provision is shown in the form of a shed in the rear garden. The parking and cycle storage provision is therefore considered to be acceptable, meeting the requirements of Policy DM13 of the HBLP (Core Strategy).

(v) Developer Contributions

- 7.10 The proposal is CIL liable for a payment of £6,555 although it is noted that a self build exemption has been claimed. It is also liable for a contribution towards the SDMP (Solent Disturbance Mitigation Project) of £176 plus an administration and monitoring fee. This contribution had not been made at the time of the application being determined. The proposal therefore fails to accord with Policies CS21 (Developer Contributions) and DM24 (Recreational Disturbance to Special Protected Areas from Residential Development).

8 Conclusion

- 8.1 The provision of a dwelling on the site is considered acceptable in principle and makes a positive contribution to the requirements of the Council's objectively assessed need for housing in the area as set out in the Local Plan Housing Statement December 2016.
- 8.2 Notwithstanding the above, the current proposal would be harmful in that it would be highly prominent due to its corner location and whilst it endeavoured to be a continuation of the terrace, owing to the narrow width of the plot it is not possible to fully achieve this and therefore the design appears inappropriate and contrived. Consequently it is considered the scheme would result in a form of development which would be harmful to the character and visual amenity of the streetscene. Therefore it is considered that whilst the proposal is beneficial in one regard, this is outweighed by the harm. The application is therefore recommended for refusal.

9 RECOMMENDATION:

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/16/01121 for the following reasons

- 1 The proposed dwelling would by reason of its size, design and prominent siting be harmful to the existing character and appearance of the area conflicting with the established pattern of development and spatial characteristics and setting of the streetscene of both Russell Road and Havant Farm Close. The proposal therefore conflicts with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Design Guide Supplementary Planning Document 2011 and the National Planning Policy Framework 2012.
- 2 The proposal, without completion of the appropriate binding arrangements to secure a contribution towards the Solent Disturbance Mitigation Project, is contrary to the Council's Policy on contributions towards ecology which seeks to ensure that the provision is made from new residential development towards the mitigation of the likely significant effect on the Special Protection Areas. It is therefore contrary to policies CS21 and DM24 of the Havant Borough Local Plan (Core Strategy) 2011, Allocations Plan 2014 and the National Planning Policy Framework 2012.