

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

CS16 (High Quality Design)
CS17 (Concentration and Distribution of Development within the Urban Areas)
CS21 (Developer Requirements)
CS9 (Housing)
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)

Supplementary Planning Documents and Guidance

Borough Design Guide SPD (2011)
Housing SPD (2011)
Residential Parking and Cycling Provision SPD (2010)
Developer Contributions Guide (2013)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control

Fire service access to be provided within 45m and solid waste details to comply with Document B and H respectively

Crime Prevention -Minor Apps

No comments received

Development Engineer - Highways

The Highway Authority have no adverse comment on the layout for plot c

Portsmouth Water Company

No objection but request that developer take into account proximity to source protection zone

Waste Services Manager

No comments to make

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: 7

Number of site notices: one

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment

Summary:

Comment:

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) Impact on visual amenity
- (iii) Impact on neighbouring amenity
- (iv) Developer contributions and other matters

(i) Principle of development

The site is designated as being within a defined urban area in the Local Plan and, therefore, development is acceptable in principle subject to normal Development Management criteria. Precedents for the redevelopment of large residential plots have already been set in the locality, in terms of both frontage and backland dwellings. Outline planning permission granted in 2015 established the principle of the development of the site and reserved matters for the site including plot C was granted 2016 in accordance with the outline description and indicative layout. The present application solely relates to plot C and is identical to the reserved matters approved in 2016 with the exception of the external finish of part of the rear elevation. The previously approved conservatory element is replaced with a brick and tile construction with a glazed gable instead of a hipped glazed roof. The footprint and floorspace are unchanged.

(ii) Impact on visual amenity

The proposed changes to the elevational treatment would be consistent with the design of the dwelling and would not be visually intrusive, meeting the requirements of policy CS16 of the Havant Borough Core Strategy 2011.

(iii) Impact on neighbouring amenity

The proposed changes will introduce additional bulk and glazing on this elevation, but this is at ground floor and the footprint is unchanged. As such it is considered that the impact will be limited and acceptable.

Overall it is considered that the proposed dwelling would not harm the amenity of neighbours and the proposal would comply with policy CS16 of the Havant Borough Core Strategy 2011.

(iv) Developer contributions

This proposal is subject to the Community Infrastructure Levy and the appropriate forms have now been submitted. The proposal is subject to a financial contribution in respect of the Solent Recreation Mitigation Project, and an appropriate Deed and Payment have been provided under the outline approval.

8 Conclusion

The proposal would not have a detrimental impact on the application site, the wider locality or the amenities of occupiers of neighbouring properties and approval subject to condition as previously imposed, is recommended.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT APPROVAL OF RESERVED MATTERS** for application APP/17/00172 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:

Planning Statement in respect to APP/17/00172 received 25 April 2016
Site Survey, Location Plan, Streetscene and Cycle Store drwg.no 003.rev B in respect to APP/17/00172 received 25 April 2016
Proposed Site Plan, Landscaping details and Construction notes drwg.no

006.rev J received 14 February 2017
Structural Plans plot C and sections A & B drwg.no 004.revD 14 February 2017
Plot C Plans,Elevations & Section drwg.no 001.rev D 14 February 2017

Reason: - To ensure provision of a satisfactory development.

- 3 The car parking, 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.
- 4 The landscaping works shown on the approved plans [ref. 006 rev J] shall be carried out in accordance with the approved details and in accordance with any timing / phasing arrangements agreed or within 18 months of final occupation of the development hereby permitted, whichever is the sooner. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its consent in writing to any variation.
Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs and having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework
- 5 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building alteration, means of enclosure, windows etc shall be constructed within the curtilage of the site without the prior approval of the Local Planning Authority.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework