

submitted to this effect.

Another change to this revised scheme is the inclusion of a detached double garage in place of the previous non covered parking area. This would have a pitched roof and a ridge height of 3.6m and be built from matching materials.

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)
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)

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

5 Statutory and Non Statutory Consultations

Building Control, (Fire Access Consultation)

No comments

FAO Landscape Team, Technical Services

From a landscape and urban design perspective, I am concerned that this proposed application comprises a significantly larger dwelling compared to that within the prior application. The addition of a double garage further exacerbates the high volume concentration of built-form within a relatively small plot.

The proposed dwelling appears in closer proximity to the rear site boundary – the upper storey windows overlooks private rear gardens and rear facades (albeit roof light windows might offer a potential solution here).

The large detached garage and associated vehicular access and turning head occupies much of the remaining site frontage, which leaves limited scope for landscape screening to mitigate the visual impact of the proposed larger dwelling.

Should this application be approved, conditions relating to soft landscape, hard landscape and boundary treatments are recommended.

Officer comment:

Amended plans were received which reduced the height of the dwelling by 1m, making it the same as the previously approved dwelling. The garage would sit adjacent to a garage within the plot of No's 5-7 St Andrews Road so therefore would not appear out

of context within the built environment and furthermore, would be partially softened soft landscaping along the front boundary. The dwelling would be located further back into the plot however, it would include a rear garden of 21m in depth and therefore it is considered that more than adequate amenity space would be retained.

FAO Mr P Marshall, Development Engineer

The Highway Authority has no adverse comment to this application.

FAO Waste Strategy Team Leader, Community Group

No response provided. _

Hampshire Constabulary, Tasking & Co-Ordination Directorate

No response provided. _

Tree Officer, Development Control

Southern Electric plc, Walton Road

No response provided. _

Traffic Management, HBC

There appears to be no traffic management issues with this development as the parking for 4 plus vehicles is within the boundary of the property.

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: 11

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: Not applicable.

Number of representations received: 2

3no. objections were recieved from 2no addresses. Please see below for a summary:

Comment	Officer Comment
My wife and I wish to object strongly about the proposed application. The original application APP/15/6546 was for a thee bedroom chalet bungalow the present application is now for a four bedroom dwelling which will be considerably higher and shows it to have three windows on the upper floor which will directly overlook our	Please see the planning considerations section of this report.

rear garden, our conservatory and give views into our bedroom . We believe this to be a gross invasion of our privacy and subsequently object strongly to the present proposal in its present form	
With regards to the "revised" application our original objection still applies. Minor adjustments to the overall height of the proposed dwelling do not alleviate our concerns over the invasion of our privacy as previously stated.	Please see the planning considerations section of this report.
The property will look into my kitchen and into my bedroom. The area of Hayling has been carefully developed over the years to create an environment of tranquility and beauty for all residents The development does not do this and is an encroachment on the privacy of all surrounding properties. The government policy currently fosters overcrowding. This is a shame. Perhaps the planning dept would care to answer a FOI request on the sale of the land surrounding the substation next to the site-if moneys have been exchanged between the developer and the council or any government body in any way,may imply a done deal. The erection of 2 twenty foot high flagpoles, in the garden of 9a, to support a washing line is an irritating mess and quite disrespectful to all neighbors .Is this a planning issue? The original planning application was for a bungalow,perhaps it would be more friendly to surrounding neighbors if left at that.	Please see the planning considerations section of this report. Please see the planning considerations section of this report. Please see the planning considerations section of this report. This is not a planning consideration. The Council does not own the land adjacent to the sub-station therefore this is not relevant to the planning application. The erection of flagpoles is not included as part of the application. These do not require planning permission. Please see the planning considerations section of this report.

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 upon neighbouring properties
- (iv) Highway matters
- (v) Drainage and flood risk
- (vi) Impact on trees and hedges
- (vii) Developer contributions / CIL

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the character and appearance of the area

The west side of St Andrews is characterised by chalet style bungalows of varying designs, set back from the highway with on site parking. The proposed dwelling would integrate well into the streetscene and appear to match No. 9 in terms of scale, massing building lines and materials. The plot would be split into two sections, one being the main dwelling and garage and the other, the rear garden which extends westwards. Overall there is a more than adequate level of amenity space and with the parking located to the side of the dwelling, the development does not appear cramped or contrived. Overall it is considered that the proposal would not have an adverse impact on the character and appearance of the area and would therefore accord with Policy CS16 of the Local Plan.

(iii) Impact upon residential amenity

The new dwelling would not exceed the front or rear building lines of No. 9, or be any larger in terms of height. It would therefore have minimal impact on No. 9.

Concern has been raised by the owners of No. 52 SEa Front Estate that the proposal would result in overlooking from the three, first floor rear facing windows. The previously approved dwelling also included windows in this part of the house, both which would have served bedrooms and therefore been clearly glazed. The current application proposes three windows however, one of these would be a bathroom and would therefore be obscurely glazed. So overall there would be no increase in clear glazed windows at first floor level. Furthermore, No. 52 Sea Front Estate would be over 30m in distance which in planning terms is considered to be an acceptable distance of the development to have a limited impact.

No's 1-7 Westmark Court is a two-storey block of flats located to the south west of the

site with parking and garaging located near the boundary with the proposed dwelling. The view of the development from the rear facing windows would be obscured by a flat roof garage in the rear service area of the flats. The proposed garage which would be closer to the first floor windows, would be more visible however, the roof slopes away from the shared boundary and is single storey and is therefore not considered to result in a loss of outlook from the first floor facing windows.

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 St Andrews Road and would feature a large parking area to the side of the dwelling. Two parking spaces are proposed which exceeds the Council's adopted parking standards and therefore raises no issues. Cycle parking is also included. The relevant consultees have raised no objections.

(v) Drainage and flood risk

The site is not located within a flood risk zone. Drainage is proposed in form of soakaways but further details of the design would be required via a planning condition.

(vi) Impact of trees and hedges

There are no protected trees on the site but there is a well established hedge and a number of small fruit trees. The Landscape Officer has advised that a full plan should be required under a planning condition to ensure that there is adequate vegetation and landscaping on the site.

(vii) 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 £24,937,50 however a self build exemption part 1 form has been submitted.

8 Conclusion

The revised application 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/17/00022 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 No development shall take place until details of existing and finished floor and site levels relative to previously agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.
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.
- 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 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 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.

- 7 No development hereby permitted shall be commenced until a detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works.

The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 8 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A 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.

- 9 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.

- 10 No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use until the implementation of all such hardsurfacing has been completed in full accordance with that specification.

Reason: In the interests of the amenities of the locality and having due regard to policies CS11.1, CS11.4, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Location plan and site plan - Drwg. no. 16/31/2

Proposed floor plans and elevations - Drwg no. 16/31/1A recieved on 21 March 2017

Reason: - To ensure provision of a satisfactory development.