
Site Address:	Kingsland Court, Hambledon Road, Waterloo		
Proposal:	Erection of 1No. first floor 2 bed self contained apartment.		
Application No:	APP/16/01131	Expiry Date:	29/12/2016
Applicant:	Mr DeSouza D & K Contracting Services		
Agent:	Mr Chahal	Case Officer:	Rachael McMurray
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located to the rear of Ben Hall, a residential property on the south side of Hambledon Road. Planning permission has been granted (APP/16/00356) for the erection of 4no. 1 bedroom apartments to the rear of this property and this is currently being implemented.

A planning application has also been granted (APP/15/00267) on the neighbouring and adjoining site, Meadow Lea for the subdivision of the garden and the erection of a new dwelling. To the north-west is a large residential development site and extensive residential land use opposite the site.

To the south east of the site is a new development of 10no. apartments (Planning Permission APP/14/01107) which has a rear parking court. The existing rear / side boundary of Ben Hall currently forms the boundary with this parking court. To the south east of this, is a large commercial building located on Waterberry Drive.

2 Planning History

APP/16/00356 - Erection of 4No. 1 bedroom self contained apartments with associated cycle and bin storage. (Approved 20/06/16).
Request to Discharge Condition No/s 2, 3, 4, 5 and 7 (26.08.16) - Approved 20/06/2016

3 Proposal

Erection of 1No. first floor 2 bed self contained apartment. This would be attached to the south east elevation of the 4no unit apartment block currently being built and include tandem parking beneath. It would include a balcony at the rear supported by brick piers.

The proposal would be built over the existing parking court which serves the large apartment block north of the site built under APP/14/01107. The parking would be re arranged in a tandem style to facilitate an additional 2no. spaces for the apartment block. With the parking rearranged, there would also be a surplus space overall.

4 Policy Considerations

National Planning Policy Framework

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

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environment Agency:

No objection subject to following conditions:

Finished floor levels are set no lower than 37.25m above AOD.

This response is on the understanding that HBC is satisfied that the sequential test has been adequately demonstrated to the requirements set in the NPPF.

Building Control, Havant Borough Council:

No objections

Development Engineer:

The Highway Authority has no objection to this application provide a planning condition is imposed that the parking and turning area are set out as shown on the submitted layout plan to allow vehicles to turn on site and exit the development in a forward gear.

To satisfy the HBC car parking standards one car parking plus cycle facilities per one bed unit is to be provided and retained on site.

The site does not have a footway link to the surrounding area and I would suggest that the developer incorporate the hardening of the existing frontage verge along Hambledon Road to provide a footway which could ultimately be extended to the north and south to provide a public footway.

Waste Services Manager:

No objections

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: 2

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

Statutory advertisement: Not applicable.

Number of representations received: 0

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 upon the character of the area
- (iii) Impact upon residential amenity
- (iv) Parking provision
- (v) Other matters

(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 of the area

The application is for the construction of a further first floor apartment for 1no. 2 bed unit. The design integrates well with the almost completed building for 4no. units in terms of scale, massing and materials. The access to the already approved apartment block would also serve the proposed first floor apartment. Overall it is considered that this proposal would not have a harmful impact on the character of the area.

(iii) Impact upon residential amenity

The proposed first floor extension would extend into an existing parking area and would therefore have limited impact as there are no immediate neighbours to the east and south of the site. The balcony at the rear would include a 1.8m high obscurely glazed screen which would minimise views westwards and back into the rear facing windows in the adjacent apartment block.

(iv) Parking provision

Planning permission APP/16/00356 include 4no spaces to the front of the building. This proposal would build over the existing parking court which serves the large apartment block north of the site built under APP/14/01107. The parking would be re arranged in a tandem style to facilitate an additional 2no. spaces for the apartment block and one additional surplus space. The Council's Development Engineer has been consulted and has advised that they have no objection to this application provided that a planning condition is imposed that the parking and turning on site is set out as shown on the submitted layout plan to allow vehicles to turn on site and exit the development in a forward gear.

(v) Other matters .

The proposal is subject to financial contributions relating to the Community Infrastructure Levy (CIL) and the Solent Disturbance Mitigation Project (SDMP). The necessary CIL liability acceptance form has been submitted and draft liability form has been issued. The appropriate SDMP Deed and Payment has been completed.

8 Conclusion

The proposal is considered to be acceptable and accords with the relevant local and national planning policies and is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/01131 subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with 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 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 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 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 policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 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.

- 6 The car parking, servicing and other vehicular access arrangements shown on Drawing Number 2015/12 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.

- 7 The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) Flood Risk Assessment produced by OPUS International Consultants (UK) Ltd dated January 2015 (ref E-F1421.00/APT) and the following mitigation measures detailed within the FRA:

1. Finished floor levels are set no lower than 37.25m above Ordnance Datum (AOD).

Reason To ensure that the development and its occupants remain safe over the lifetime of the development and having due regard for policy CS15 (Flood Risk) and Section 9 of the Planning Practice Guidance to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change.

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

Flood Risk Assessment

Design and Access Statement

Proposed site plan -DN: 2015/12

Proposed plans and elevations - DN: 2015/03 Rev A

Reason: - To ensure provision of a satisfactory development.