

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS20	(Transport and Access Strategy)
CS21	(Developer Requirements)
CS9	(Housing)
DM10	(Pollution)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

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)

Borough Design Guide SPD

Residential Car and Cycle Parking Standards SPD

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

none

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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary:

Comment:

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 streetscene
- (iii) Impact upon residential amenity

(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 streetscene

The proposed works are appropriate in scale and design to the approved plans and owing to the siting to the rear/side of the proposed dwelling the increase in size of the window and depth of the single storey projection would have little impact on the street scene. Therefore the proposal is considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Impact upon residential amenity

The main impact of the increase in footprint relates to the dwellings to the rear fronting Galaxie Road. These properties have relatively short gardens, and the proposed increase in depth at single storey to the rear would result in a small reduction to the separation between dwellings, however, it is only at ground floor and modest in nature.

In respect to the adequacy of the garden, approx half the width (7.5m) would have a depth of 10m, and the remainder would have a depth of 6m, and overall the garden provision is considered adequate to serve the dwelling without resulting in unacceptable detriment to the neighbouring properties.

In respect to the enlargement of the side window, this relates to a ground floor obscure glazed fixed window and the increase in size would not materially impact neighbouring amenity.

Consequently, it is considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have limited and acceptable impact on the neighbouring properties, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(vi) Developer Contributions

The proposed development is CIL liable and assumption of liability has been submitted.

In addition a Solent Recreation Mitigation Project payment of £759.20 has been received in respect to the previous application to address habitat regulations requirements in relation to increased recreational pressure on the coastal SPA.

8 Conclusion

The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and visual amenity and is therefore considered to be appropriate

and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00054

subject to the following conditions

- 1 The development must be begun not later than 16 June 2019 being three years beginning with the date of permission. APP/16/00311
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 hereby permitted shall commence until plans and particulars specifying the alignment, width, gradient and type of construction proposed for alterations to the access and internal road have been submitted to and approved in writing by the Local Planning Authority. The design of the proposed access crossover shall incorporate measures to prevent water from the carriageway flowing onto the site. The implementation and making up of the same shall be completed in full accordance with such plans, particulars and programme as are thus approved by the Authority, and prior to the occupation of the development. .
Reason: To ensure that they are constructed to satisfactory standard and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 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: In the interests of the character and appearance of the area and the amenities of adjacent residents having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 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, and any sustainable urban drainage features proposed to serve the development and details of any other proposed ancillary drainage works/plant, 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 2012.

- 5 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 buildings 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.
- 6 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 and the position of the construction offices 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.
- 7 No development shall commence until an Arboricultural Method Statement and Tree Protection Plan have been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be carried out fully in accordance with the approved details.
Reason: To ensure that retained trees and hedges are retained and protected having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 8 All site clearance and development shall be carried out in strict accordance with the recommendations set out in the submitted Baseline Ecological Site Audit by Betts Ecology dated February 2016.
Reason: To ensure the continuity of amenity afforded by existing hedges or hedgerows and the safeguarding of protected species, and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 9 No development shall take place until all trees that are to be retained within or adjacent to the site have been enclosed with temporary protective fencing in

accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period.

Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

- 10 No above ground development hereby permitted shall be commenced until a more detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced, which shall include landscaping of both the entire length of the access drive and the eastern boundary of the site adjacent to properties in Galaxie Road, 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 - which, unless otherwise specified, shall be prior to first occupation of any of the dwellings hereby approved. 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 CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 11 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.

- 12 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extensions, out buildings or first floor windows shall be constructed within the curtilage of the site without the prior approval of the Local Planning Authority.

Reason: In the interests of the character and appearance of the area and the amenities of adjacent residents having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 13 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 boundary treatments, acoustic screens and/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 or 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.

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

Location plan ST-EX-01

Existing site plan ST-EX-02

Proposed block plan ST-PL-01-A

House 3 proposed elevations H3-PL-01-A

House 3 proposed ground and first floor plans H3-PL-02-A

House 3 proposed roof plan H3-PL-03-A

Reason: - To ensure provision of a satisfactory development.