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|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|---------------|-------------|
| Site Address:     | Land adj 2A Longwood Avenue, Waterlooville, PO8 8HX                                                                                          |               |             |
| Proposal:         | Proposed 3 bedroom chalet bungalow with associated parking in garden land adjacent to No 2A, with new vehicular access onto Longwood Avenue. |               |             |
| Application Type: | Full Planning Permission                                                                                                                     |               |             |
| Application No:   | APP/21/01317                                                                                                                                 | Expiry Date:  | 03/03/2022  |
| Applicant:        | Mrs Nicholls                                                                                                                                 |               |             |
| Agent:            | Mrs Fox                                                                                                                                      | Case Officer: | Tina Pickup |
|                   | Critchley Architecture and Design Ltd.                                                                                                       |               |             |
| Ward:             | Cowplain                                                                                                                                     |               |             |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

- 1.1 Number 2A Longwood Avenue comprises a detached bungalow located on the north side of the road, close to the junction with the main London Road (A3). The property has a side drive and garage set back, with rear garden of some 12 - 14m. In addition it has a side garden that extends about 3/4s the depth of the remainder of the site. This side garden is relatively flat, and bounded to the front by close boarded fencing and in part subdivided from 2A by hedging. This side parcel of land comprises the red lined application site.
- 1.2 The dwelling to the east, number 145 London Road, a chalet bungalow, fronts the London Road with its rear access and parking adjacent the application site. This dwelling has very limited private amenity space - the area adjacent the application site is hardsurfaced for the parking of cars, and the garage in the north west corner appears to be occupied as an annexe; the private sitting out area is located to the east of the dwelling, adjacent the London Road.
- 1.3 This eastern end of Longwood Avenue is characterised by low profile bungalows and buildings, including a single storey church meeting hall sited on the southern corner with London Road. On both sides of the road in the immediate vicinity, development is predominantly detached and single storey, rising to two storey at numbers 2 and 1a slightly to the west of the site. Being detached there is some separation between properties, and the application site currently provides a gap in the street scene frontage, creating a spacious feel to this end of Longwood Avenue.
- 1.4 To the north of the application site are two flat roofed garages, accessed off a private drive running between 147 London Road (a residential dwelling) and the Kentucky Fried Chicken shop. This private access drive serves two backland two storey dwellings, 149C and 149B London Road. The area is generally characterised by tight-knit development.
- 1.5 The application site is not within any current or future flood zone and there are no protected trees on or adjacent the site.

## **2 Planning History**

None relevant, but it is noteworthy that in 2006 a planning application at 145 London

Road showed the southern section of the current application site as being part of the ownership and curtilage of 145 London Road. Similarly historic applications at 147 & 147A London road show the northern section as part of their curtilages.

### **3 Proposal**

Proposed 3 bedroom chalet bungalow with associated parking in garden land adjacent to No 2A, with new vehicular access onto Longwood Avenue.

### **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)                          |

#### Emsworth Neighbourhood Plan Post Examination Version 2020

n/a

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

### **5 Statutory and Non Statutory Consultations**

#### **Building Control**

No adverse comments

#### **Crime Prevention**

None received

#### **Engineering/Drainage**

None received

#### **Environment Agency**

None received

#### **Hampshire Highways**

The proposal includes the creation of a new dropped kerb access to Longwood Avenue.

Longwood Avenue is a residential street within the 30mph speed restriction area with

street lighting, a footway opposite the site with a highway verge and footway to the development side. The combined width of the footway and verge outside the property is some 2.5m.

With the available width of the verge/footway to the front of the property there is adequate visibility to/from emerging vehicles to see and be seen by approaching vehicles. With the front boundary shown as 1m in height adequate visibility of emerging vehicles would be available to/from pedestrians.

The scheme includes parking for two vehicles in front of the proposed property, which is a similar form of provision to a number of other properties on Longwood Avenue.

Having regard to the above the Highway Authority would recommend -

No objection subject to following condition and advisory:

#### **PARKING PROVISION**

Before use of the development is commenced provision for parking shall have been made within the site in accordance with the approved plans and shall be retained thereafter.

Reason - To ensure adequate on-site car parking provision for the approved development.

#### **ADVISORY**

HCC Highways Development Planning has no objection in principle to the dropped kerb. However, subject to any planning permission that may be granted by the Local Planning Authority, a subsequent permission will need to be granted by HCC as Highways Authority to undertake the dropped kerb works on the highway. Details of this procedure can be found via the following link:

<https://www.hants.gov.uk/transport/parking/droppedkerbs>

#### **Natural England Government Team**

I have reviewed your updated HRA/AA; Natural England **does not object** to this application subject to the appropriate mitigation.

Having considered the assessment, and the measures proposed to mitigate for all identified adverse effects that could potentially occur as a result of the proposal, Natural England advises that we concur with the assessment conclusions.

We recommend a condition that secures the water use of 110 litres per person per day.

*Following NE Updated Methodology and submission of revised Nitrogen Budget & updated HRA AA and uplift mitigation payment received:*

#### **NO OBJECTION SUBJECT TO SECURING APPROPRIATE MITIGATION**

Your appropriate assessment, dated 16 May 2022, concludes that your authority is able to ascertain that the proposal will not result in adverse effects on the integrity of any of the sites in question.

Having considered the assessment, and the measures proposed to mitigate for all identified adverse effects that could potentially occur as a result of the proposal, Natural England advises that we concur with the assessment conclusions.

#### **Norse South East**

None received

#### **Nutrient Team, Planning Policy**

I can confirm there is sufficient capacity within the Council's mitigation scheme for planning application APP/21/01317.

**Portsmouth Water Company**

The Portsmouth Water Catchment Management Team have reviewed this application and have no subsequent adverse comments to make on this development from a groundwater protection perspective. This is due to its small nature and location within SPZ2 of the groundwater catchment

**Traffic Management**

The traffic team have no adverse comment to make.

**Waste Services Manager**

None 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: 10

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 1

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Officer Comment                                                                                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| I have no objections to the application, my concern is the drainage. I share the drainage with 2a Longwood Ave and have a covenant giving me right of access to the manhole at the front of 2a, in the four years I have lived here I have had Dynorod out twice to unblock the system and Southern water on another occasion when the entire system was flooding sewage out of the drains onto my driveway due to a severe blockage, the system on the two properties is combined surface water and sewage it struggles to cope when there are high volumes of rainfall, the severe blockage occurred during such weather. As long as my access remains unrestricted, and the drainage is constructed to the satisfaction of southern water and the local building inspector I won't have a problem with this development. | Noted - detailed drainage matters would be for Building Regulations stage in connection with Southern Water. |

**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 and appearance of the area
- (iii) Impact upon residential amenity, including noise
- (iv) Access & Parking
- (v) Compliance with Habitats Regulations
- (vi) CIL

(i) Principle of development

- 7.2 The Council's Five-Year Housing Land Supply Update at November 2021, indicates the Borough's housing land supply position as 3.9 with a 20% buffer applied. This shortfall engages Paragraph 11d) of the NPPF with its presumption in favour of granting permission unless there are any significant adverse impacts that would outweigh the benefits. It is accepted that the proposal for one additional dwelling, within the main urban area of Waterlooville, would make a modest contribution to housing supply and this benefit of the proposal must be afforded weight in the overall planning balance.

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

- 7.3 The red lined application site is slightly smaller, particularly in depth, than the retained site at 2A, but nevertheless similar in size to other small sites in the area - particularly 1A and 1B opposite. The plot width is commensurate to others and visually the proposed development respects the rhythm and spacings of the local area, whilst retaining an appropriate plot size for 2A.
- 7.4 The proposed chalet bungalow would also respect the height and scale of development in the immediate area. The eaves line would match that of 2A Longwood Avenue to the west and the garage and bungalow at 145 to the east. The proposed ridge line would be marginally higher than 2A and 145, but the use of the gable front and sloping side roof creates a sense of space and skyline about the proposed bungalow that repeats and respects the massing and spacings of the street scene.
- 7.5 Materials are proposed as traditional brick and concrete tiles which would also blend with the character of the area. Overall the infilling of this surplus side garden with a modest chalet bungalow is considered to respect the visual appearance of the street scene. The proposal would be appropriate in terms of design and scale and would have limited adverse impact on the character of the area, and can be considered to comply with policy CS16 of the Havant Borough Core Strategy, 2011.

(iii) Impact upon residential amenity

- 7.6 In terms of adequacy of on site amenity space for future occupiers, the proposed garden depth is only 7.5m but has a width of some 13.1m. Whilst the strict length falls below the recommended minimum of 10m as set out in the Borough Design Guide SPD, nevertheless the area of amenity space available is considered usable and appropriate for this modest 3 bed dwelling. The rear garden would have a fairly open aspect over the two single storey flat roofed garages, with no other two storey dwelling or building to the rear. It is also noted that other gardens in the area are very modest eg 1, 1a and 1b opposite, as well as 145 to the east, and in context the proposed garden area is compatible. Since the width of the garden exceeds the normal length requirement, then overall the available area is considered both usable for future

occupiers and considered compliant with the Design Guide SPD.

- 7.7 The proposal also retains sufficient amenity space for the host dwelling, 2A, which would still have a garden depth of between 12 and 14m, sufficient for the occupiers of this dwelling.
- 7.8 In terms of impacts on neighbouring properties, as a chalet bungalow most windows would be at ground floor level and with standard boundary treatments no overlooking would result. The accommodation within the roof space would be served by two small side roof lights serving a bathroom and stairwell - provided these are conditioned as being non-opening where below 1.7m internally and obscure glazed, then the outlook from these windows would not result in any material harm to adjacent neighbours. In addition a bedroom window would be at first floor level in both the gable ends - one would face the road and the other the garden. Because there is no property to the rear then this would only obliquely impact the view to the rear of 147 & 147a which are set at right angles.
- 7.9 Given the tight knit nature of surrounding development, where a degree of overlooking from first floor rooms is the norm, the addition of this chalet bungalow would not materially increase overlooking or loss of privacy to nearby residents. Overall the harm to adjacent residential amenity would be limited, and as such the proposal is considered to comply with policy CS16 of the Havant Borough Core Strategy 2011.

(iv) Access and parking

- 7.10 A new dropped kerb is proposed to serve the new dwelling, by extending the existing access to number 2A. As noted by HCC visibility at the site is adequate, but an Informative is required advising of the need to seek separate approval for the dropped kerb from HCC.
- 7.11 In terms of parking provision, the proposal is for a 3 bedroom dwelling, which requires 2 on site parking spaces to meet the Parking SPD. The proposed plans show 2 spaces on the frontage, which would be adequate to meet the standards, and similar to others in the area. The plans also show a shed for cycles within the rear garden, further meeting the cycle storage requirement of the Parking SPD.
- 7.12 Overall the development is considered to have no adverse impacts on highway safety and can provide sufficient on site parking, compliant with policies CS16 and DM13.

(v) Compliance with Habitats Regulations

- 7.13 In this instance the site lies beyond the 5.6km zone from Chichester & Langstone Harbours SPA/Ramsar. As such there would be no additional recreational pressures resulting in any significant effect to the Chichester & Langstone harbours SPA. Therefore it is only the effect on water quality from the proposed development that is relevant in this instance.
- 7.14 In light of Natural England's updated Methodology in March 2022, the Council has conducted a revised Habitats Regulations Assessment (HRA), including Appropriate Assessment (AA), of the proposed development under Regulation 63 of The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. The Council's assessment as competent Authority under those regulations is included in the case file. The screening under Regulation 63(1)(a) found that there was likely to be a significant effect on several Solent European Sites due to the decrease in water

quality that would result from the proposed development of one new residential unit.

- 7.15 The planning application was then subject to Appropriate Assessment under Regulation 63. This included a package of avoidance and mitigation measures based on the Council's updated Position Statement, May 2022, on Nutrient Neutral Development. The applicant has been able to enter into the mitigation scheme at Warblington Farm to offset the nitrogen from the development. A Unilateral Undertaking has been received, together with the appropriate contribution of £1,265.60 as nutrient mitigation. This is based on the development achieving a water efficiency of 110 l/p/p/d and to ensure these measures are provided as part of the development, and for ongoing compliance, it is necessary to add 2 conditions.
- 7.16 The Appropriate Assessment concluded that this is sufficient to remove the significant effect on the SPAs which would otherwise have been likely to occur. The HRA was subject to consultation with Natural England as the appropriate nature conservation body under Regulation 63(3) who have confirmed that they agree with the findings of the assessment and raise no further objection.

(vi) CIL

- 7.17 The development is CIL liable for the net additional internal floor space, which amounts to 115sqm. The Havant Borough Community Infrastructure Levy Charging Schedule, was adopted by the council on the 20<sup>th</sup> February 2013 and followed two public consultation exercises and an Examination into the Charging Schedule by an independent Examiner. The Examiners Report concluded that the Havant Borough Council Community Infrastructure Levy (CIL) Charging Schedule provided an appropriate basis for the collection of the levy in the borough. The CIL Regulations require the use of the national All-in Tender Price Index published by the Build Cost Information Service and this index has increased accordingly.
- 7.18 The levy to be charged for this development would be £80 + indexation per square metre on new floor space and calculates as £13,635.71. The Draft Liability Notice has been sent to the agent.

## 8 Conclusion

- 8.1 Due to the Borough's current housing supply position, paragraph 11d) of the NPPF is engaged which gives a presumption in favour of granting permission unless there are any significant adverse impacts that would outweigh the benefits. There has been no identified harm arising from this development and therefore the tilted balance benefit of 1 additional residential unit towards the Borough's housing need prevails.
- 8.2 The proposal meets the Habitats Regulations with water quality impacts adequately mitigated against. Overall the proposal is therefore considered acceptable and recommended for conditional permission.

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## 9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/01317

(A) 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:

Design and Access Statement by CAAD dated October 2021

Nitrogen Budget

Location & Block Plan Drawing Number 21090-101

Proposed Site Plan Drawing Number 21090-401 Rev B

Proposed Floor Plans Drawing Number 21090-402 Rev A

Proposed Elevations Drawing Number 21090-501 Rev A

Existing & Proposed Street Scene Drawing Number 21090-301 Rev A

**Reason:** - To ensure provision of a satisfactory development.

- 3 The development hereby permitted shall not be occupied until:

- (a) A water efficiency calculation in accordance with the Government's National Calculation Methodology for assessing water efficiency in new dwellings has been undertaken which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to, and approved in writing by, the Local Planning Authority; and
- (b) All measures necessary to meet the approved water efficiency calculation have been installed.

**Reason:** There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. The PUSH Integrated Water Management Strategy has identified that there is uncertainty as to whether new housing development can be accommodated without having a detrimental impact on the designated sites within the Solent. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application. To ensure that the proposal may proceed as sustainable development, there is a duty upon the local planning authority to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council have had regard to Regulation 63 of the Conservation of Habitats and Species Regulations 2017, and Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.

- 4 At all times following occupation of the development hereby approved, all measures necessary to meet the approved water efficiency calculation shall be maintained so as to ensure that no more than 110 litres per person per day shall be consumed in the development in perpetuity.

**Reason:** There is existing evidence of high levels of nitrogen and phosphorus

in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. The PUSH Integrated Water Management Strategy has identified that there is uncertainty as to whether new housing development can be accommodated without having a detrimental impact on the designated sites within the Solent. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application. To ensure that the proposal may proceed as sustainable development, there is a duty upon the local planning authority to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council have had regard to Regulation 63 of the Conservation of Habitats and Species Regulations 2017, and Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.

- 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 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.
- 6 Notwithstanding the hereby approved plans or provisions of any Town and Country Planning (General Permitted Development) Order 2015, the roof lights in the side roof slopes shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass, which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent), and retained as such thereafter.  
**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.
- 7 The car and cycle 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.