
Site Address:	7 James Road, Havant, PO9 3EL		
Proposal:	1No. one bed end of terrace dwelling.		
Application No:	APP/15/00603	Expiry Date:	09/10/2015
Applicant:	Mr Cook	Team:	Team 1
Agent:		Case Officer:	Rachael McMurray
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in a residential street in James Road, Havant. The immediate locality is characterised by short terrace rows of two-storey dwellings of brick and tile construction. The application site comprises an end of terrace dwelling with a side and rear garden. There is an access road which runs along the side boundary which leads to a private parking area owned by Portsmouth City Council. There is a small front garden which is enclosed by a low brick wall.

2 Planning History

None relevant

3 Proposal

1No. bedroom end of terrace dwelling with one parking space to the rear of the property.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS14	(Efficient Use of Resources)
CS16	(High Quality Design)
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)
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Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control, (Fire Access Consultation):
No objections

Development Engineer - Highways:

I have concerns over how “tight” this site is. The parking is contained within the front garden in echelon and the front wall will need to be removed and perhaps more kerbs to be dropped. The turning into the spaces is convoluted but possible.

Officer Note - At present, there is no off road parking for No. 7 so the proposal includes the hard surfacing of both the frontages of No. 7 and the new dwelling to allow for some off road parking. The parking space proposed for the new dwelling is at the rear of the site, accessed from the private access road.

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

One objection has been received from No. 9 James Road which advises that the owners of this property were not able to implement a rear extension as it would have been too close to an existing sewer pipe. Southern Water therefore objected to their Building Notice application. The applicant has been made aware of the comments and has been advised to contact Southern Water prior to the commencement of any works if planning is approved.

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 residential amenity
- (iv) Highways and parking
- (v) Developer contributions

- (i) Principle of development

The application site is situated within an urban area where further development is considered acceptable provided that the development is in accordance with the Development Plan and all other material planning considerations.

- (ii) Impact on the character and appearance of the area .

The immediate locality is residential in character comprising similar style dwellings contained within short terrace rows. The proposal would be a continuation of the existing terrace in terms of height, width and massing and window orientation, which complies with the advice laid out in Local Plan Policy CS16 (High Quality Design). The access road which runs alongside the side boundary and leads to a private parking area, provides an open gap in the streetscene. The proposed dwelling would to a degree, close up this gap however, No. 9 is set back from the access road and therefore a sense of open space would be retained.

Several properties have converted their front gardens into parking areas for onsite parking. The proposal includes parking on the frontage of both No. 7 and the new dwelling. Although is not ideal in design terms as it is preferred some amenity space could be included, it is not out of character with other properties in the streetscene and therefore would not warrant a reason for refusal.

The proposed dwelling would have a rear garden depth comparable with other dwellings in the locality and acceptable for that of a one bedroom dwelling.

(iii) Impact upon residential amenity

It is considered that the dwelling would have minimal impact on the closest neighbour to the proposed dwelling which is No. 9. The dwelling would be located opposite the access road and would not extend past No's 9 rear building line so any impact on outlook and amenity would be minimised.

The existing No.7 and the proposed property would have adequate garden depths and amenity land around the dwellings.

(iv) Highways and parking

The proposal requires one off road parking to be included within the development. The proposal includes one space at the rear of the proposed dwelling and further parking on the frontage of the new dwelling and No. 7. The Highways Officer has raised concerns over the parking on the frontage of the site in that it would be 'tight' and turning into the spaces would be convoluted but possible. However, with the inclusion of the space at the rear of the site, the proposal meets the Council's adopted parking standards by providing one, on site space for the new dwelling and frontage parking for the existing dwelling (at present lacking). The rear space needs to be accessed from the private drive however, the applicant has served notice on Portsmouth City Council (PCC) who own the drive and PCC have granted permission for this to be used.

(v) Developer contributions

The proposal is CIL liable for a payment of £3942. It is also liable for a contribution towards the SDMP (Solent Disturbance Mitigation Project) of £174 plus an admin and monitoring fee. The relevant paperwork for this has been returned and completed. The proposal therefore accords with Policy CS21 (Developer Contributions).

8 Conclusion

The application is considered to be acceptable and is recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00603 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 The external materials to be used shall match in type, colour and texture to those on the existing dwelling at No. 7 James Road unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 The dwelling hereby permitted shall not be occupied until a minimum of one parking space (4.8m x 2.4m) has been provided within the curtilage of the site to the rear of the new dwelling and thereafter that space kept available for such purposes.
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 2012.
- 4 The development shall not be brought into use until a minimum of 2 secure cycle storage spaces have been provided within the curtilage of the site and thereafter all of those storage spaces kept available for such purposes.
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 2012.
- 5 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the finished levels (above ordnance datum) of both the ground floors of the proposed buildings and the surrounding ground levels in relation to existing ground levels have been submitted to and approved by the Local Planning Authority.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 6 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 policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 7 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: To enable the Local Planning Authority to maintain control of such additions in the interests of the amenity of neighbouring residents and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 8 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 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, policy DM25 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework 2012

- 9 No development hereby permitted nor any related site clearance shall commence until a plan and particulars specifying the provision to be made within the site and/or on other land nearby for the parking (throughout the clearance and construction period) of construction vehicles and of other vehicles delivering/removing materials and other items to/from the development site have been submitted to and approved in writing by the Local Planning Authority. Thereafter, throughout such site clearance and implementation of the development hereby permitted, all such temporary parking provision shall be provided and used only as such.

Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16, DM10 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 10 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the provision to be made for a material storage compound within the site have been submitted to and approved in writing by the Local Planning Authority. The approved compound shall be available prior to the commencement of any building works and throughout the contract period and no materials shall be stored anywhere else on the site.

Reason: To safeguard the amenities of the locality and 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 2012.

- 11 No development hereby permitted shall commence until plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure, including any proposal to subdivide the frontage of No. 7 and the new dwelling, have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Authority, the development hereby permitted shall not commence prior to the completion of the installation of all screening provision as is thus approved by the Authority. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.

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 2012.

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

Location plan - DN: 101

Existing and proposed block - DN - 102 (received on 10/8/15)

Existing and proposed elevations - DN - 103

Existing and proposed elevations 2 - DN - 104

Existing and proposed floor plans - DN - 105

Reason: - To ensure provision of a satisfactory development.