

Recommendation: **GRANT PERMISSION**

02/55744/002 - Fell Oak tree within Group G1 of TPO 863 and treat stump.,
REF,17/01/2003

01/55744/001 - Crown raise up to 5m and reduce the eastern sector by 3m of an Oak
tree within Group (G1) subject to TPO 863., PERM,10/08/2001

04/55744/003 - Application to fell 1 Oak, within Group 1 of TPO 863.,
NPW,12/01/2005

APP/11/01001 - Demolition of existing 2 bed detached bungalow and garage.
Construction of 1No. 2 bed and 1No. 3 bed detached house with integral garage and
parking., WD,29/11/2011

APP/12/00391 - Demolition of existing 2 bed detached bungalow and garage.
Construction of 1No. pair of 3 bed semi-detached chalet bungalows with integral
garages and associated parking and landscaping. (Revised Application)., WD,19/06/2012

APP/12/00969 - Demolition of existing 2 bed detached bungalow and garage.
Construction of 1No. pair of 3 bed semi detached chalet bungalows with integral
garages and associated parking and landscaping. (Revised Application.),
REF,08/02/2013 allowed on appeal

APP/13/00890 - Demolition of existing 2 bed chalet bungalow. Construction of a pair
of 2 bed semi detached chalet bungalows, with one attached garage and retention of

existing garage, and associated parking and landscaping. (Revised Application)., WD,20/12/2013
APP/15/00165 - Demolition of existing detached bungalow with separated garage and construction of 1No. 4 bed dwelling., PERM,05/06/2015

3 Proposal

Construction of two storey 2 bed chalet bungalow attached to existing dwelling to form a pair of semi-detached bungalows and detached double garage.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS13	(Green Infrastructure)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS20	(Transport and Access Strategy)
CS21	(Developer Requirements)
CS9	(Housing)
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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

no object so long as tree report is conditioned

Development Engineer

no objection to the principle

Crime Prevention

No comments

Waste Services Manager

No objection

Building Control

No objection

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: 14

Number of site notices: One

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) Effect on character and appearance of area
- (iii) Effect on residential amenity
- (iv) Highway impact
- (v) Impact on Trees
- (vi) Developer Contributions and Other Matters

(i) Principle of development

7.2 The site lies within the built-up area of WaterlooVille where development is normally permitted subject to the provisions of the Development Plan and any other material considerations.

(ii) Effect on character and appearance of area

7.3 The Thicket is characterised by detached and semi-detached bungalows in plots of fairly regular width. This forms the general grain and character of the area. No 1 The Thicket, being at the entrance to the road and on a triangular shaped plot, has a wider frontage.

7.4 The application seeks to construct a second dwelling within this plot through the creation of a 2 bed chalet bungalow adjoining the existing. The allowed appeal for a semi detached pair of dwellings 2012 established that the plot frontage width and front garden area are generous enough to accommodate the scale of accommodation proposed. The current scheme is of a different design and proposes that whilst the existing dwelling would retain a side entrance and a gable end fronting the road; the new dwelling would adjoin this with a side gable and primary entrance within the front elevation. However, examples of such a form of development can be found within the Borough. The detached double garage, whilst having prominent siting in the front garden, is located next to an electrical substation and is not considered to be detrimental to the amenities of the streetscene. Furthermore, it is sited within an end corner of the street and, as such, does not set a precedent for future garages to be constructed forward of other primary frontages that are more open in nature.

- 7.5 Therefore, whilst the overall design of the development is not as cohesive as the previously allowed appeal in terms of the symmetry of the pair of dwellings, it is considered on balance that the scheme would result in a development which would not be detrimental with the general character of the streetscene. The proposal is therefore in accordance with adopted Core Strategy policy CS16 (c).

(iii) Effect on residential amenity

- 7.6 As the site lies at the end of the row of houses in The Thicket the new dwellings should not give rise to any undue overlooking, or overshadowing of existing houses to the side (west) or rear (north) of the site.

- 7.7 It is considered that the distance of separation sufficiently address any issues of overbearing to the occupiers of the dwellings to the east and west and that, on balance, the degree of separation between properties is acceptable. In accordance with adopted Core Strategy policy CS16 (e).

(iv) Highway implications

- 7.8 Access is proposed from The Thicket from two existing dropped kerbs, although only one of the dropped kerbs is currently utilised as an access point. The Development Engineer considers that the use of both accesses would not be detrimental to highway safety.

- 7.9 There are no concerns with regard to the adequacy of the on site parking.

(vi) Impact on Trees

- 7.10 The Council's Tree Officer was consulted with regard to the trees that are situated to the western boundary of the site. He was satisfied with the findings of the submitted arboricultural report and concluded that the development can be constructed and subsequently occupied without prejudicing the long term health of these trees. The only tree which has a TPO is the tree to the very south western corner of the site, (shown as T1 on the plans).

(vii) Developer Contributions and Other Matters

- 7.11 The proposal is subject to financial contributions relating to the Community Infrastructure Levy (CIL) and the Solent Recreation Mitigation Project (SRMP). The necessary CIL forms have been completed by the applicant and an appropriate SRMP Deed and Payment has been completed and paid.

8 Conclusion

- 8.1 1 The Thicket is a modest bungalow, within a row of similar properties. There is no objection to the form of development now proposed as it would accord with the general character of the area.
- 8.2 The design of the building and its relationship to adjacent properties would not give rise to a significant level of overlooking or loss of outlook or privacy.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00569 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 Compulsary Purchase Act 2004.
- 2 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.
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.
- 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 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.
- 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 proposed to serve the same, 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.
- 5 The landscaping works shown on the approved plans [ref. 091P 157.15 rev E] shall be carried out in accordance with the approved details and in accordance with any timing / phasing arrangements approved or within the first planting season following final occupation of the development hereby permitted, whichever is the sooner. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar

size and species to those originally required to be planted.

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.

- 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 policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 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 having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 8 The development hereby permitted shall be carried out fully in accordance with the Arboricultural Report submitted to the Local Planning Authority on 9 June 2016.

Reason: To protect the trees within the development site and having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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

Tree Report received 9 June 2016

Design and Access Statement revision 5 received 5 August 2016

Site Location Plan and Existing Site Plan drwg.no 091P 157.01 rev A 27 May 2016

Proposed Plans drwg.no 091P 157.15 rev E 05 August 2016

Proposed Elevations drwg.no 091P 157.16 rev D 27 May 2016

Garage Plan and Elevation drwg.no 091P 157.17 A 05 August 2016

Reason: - To ensure provision of a satisfactory development.