
Site Address:	1 Jessie Road, Havant, PO9 3TH		
Proposal:	Erection of 1No. 2 bed attached dwelling.		
Application No:	APP/16/00278	Expiry Date:	09/05/2016
Applicant:	Mrs Husband		
Agent:	Mr Flint	Case Officer:	Heather Lealan
	Chris Flint Ass Ltd		
Ward:	Barncroft		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Jessie Road is a residential street in Havant. The existing properties in the road are predominantly terraced with parking provision located to the front of the dwellings or on-street. No. 1 is an end of terrace property which is set adjacent to 1b and 1a Jessie Road, a pair of infill semi-detached dwellings. No.1 has one of the largest plots within this section of the street, with a generous area of garden to the side elevation of the dwelling.
- 1.2 The site is bounded by mature vegetation and a 1.8 CBF and there are no trees of particular note within the site. A large detached garage is set adjacent to the shared boundary with No.1b.

2 Planning History

50/00892 - for the erection of dwelling houses and the installation of roads and sewers, UNK,08/05/1950
APP/15/01388 - Construction of 1No. 2 bed detached dwelling, WD,14/01/2016

3 Proposal

Erection of 1No. 2 bed attached dwelling. Following demolition of the detached garage.

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)
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)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

Supplementary Planning Documents

Borough Design Guide

Residential Cycle and Car Parking Standards

5 Statutory and Non Statutory Consultations

Building Control

No adverse comments

Waste Strategy Team Leader

No concerns over waste collection for this application

Development Engineer

No adverse comments, the following conditions should be applied; two parking spaces for the new property, two parking spaces for existing and provision of dropped kerb.

Hampshire Constabulary

No comments

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: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Summary:

(a) Impact on existing parking, there is already an issue with parking and an additional house will exacerbate the situation

(b) There is not enough room for another house and it will cause overlooking into the neighbouring garden (c) The proposal will impact the amount of light into and outlook from the adjacent property (1b Jessie Road)

(d) the proposal may not accord with the "Right to Light Act" *This is a civil matter not a planning matter*

(e) Will increase levels of flooding in the area *Much of the area proposed to be built upon is already laid to hardstanding. Building Control will require adequate drainage of this site.*

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) Appropriateness of design
- (iii) Effect on the neighbouring properties
- (iv) Effect on the nature of the site and character of the area
- (v) Highways
- (vi) Developer Contributions and Other Matters

(i) Principle of development

7.1 The application site is situated within an urban area where further development is considered acceptable subject to the usual development management criteria. The provision of 1 new dwelling, whilst modest, would contribute to the target of providing 6300 new homes across the Borough under Core Strategy Policy CS9.

(ii) Appropriateness of design

7.2 The proposed dwelling is of a similar size and design to the rest of the dwellings within the terrace. The design is considered to be appropriate and complies with adopted policy CS16 of the Core Strategy. If consent were granted, a condition could be included to ensure all external roofing and facing materials matched those of the existing dwelling to ensure consistency with the existing terrace.

(iii) Effect on the neighbouring properties

7.3 The proposed property is located to the east of no. 1b, the closest dwelling to the proposed development. It is considered that there is sufficient separation distance from the proposed dwelling to this existing dwellings not to create an unacceptable impact of overlooking or overbearing. There are three windows within the side elevation of this dwelling at ground floor there is a glazed rear door serving a dual aspect to a kitchen. A high level window serving a dual aspect lounge and a window to bathroom. As the kitchen is dual aspect and this and the bathroom are secondary rooms it is not considered that the impact on these rooms would be detrimental to such a significant extent to warrant a refusal of the scheme. The rear lounge's main aspect is to the north and is served by a window that will not be overshadowed to an unacceptable extent by the proposal.

(iv) Effect on the nature of the site and character of the area

7.4 The proposed dwelling would result in a decrease in the size of no. 1's garden, however the remaining garden is considered to be of an acceptable size. The garden serving the proposed dwelling is acceptable and both gardens meet the recommended size requirements within the Borough Design Guide SPD.

- 7.5 The area is characterised by a combination of regularly spaced short terraced properties and semi detached dwellings. No 1 benefits from a larger than average side garden. Therefore the side elevation of the new dwelling as proposed would be set back from the site side boundary by 0.8m, (approx) to the front corner widening to 2.1m (approx) at the rear corner, as such it is considered that the development would not detract from the character of the streetscene to a unacceptable extent.

(v) Effect on Highway and parking

- 7.6 There are two parking spaces shown to be provided on site for the proposed dwelling and two spaces on site for the existing dwelling. This level of parking meets the parking standards SPD and the Development Engineer raises no concerns about highway safety from the use of any of these parking spaces.

(vi) Developer Contributions and Other Matters

- 7.7 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 The proposed construction of 1 end terrace dwelling is acceptable in principle and would not have a detrimental impact on the streetscene.
- 8.2 Taking into account national and local guidance, the proposal would not have a demonstrably detrimental impact on the amenities of the occupiers of the existing dwellings.
- 8.3 The planning application is therefore recommended for approval subject to the conditions listed below.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00278 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 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

- 3 The external materials used to construct the new dwelling shall match, in type, colour and texture, those of the existing building so far as practicable unless otherwise agreed in writing with 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.

- 4 The development hereby permitted shall not be brought into use until the means of enclosure of the site has been submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 The car parking, servicing and other vehicular access arrangements, including provision of a dropped kerb, 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.

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

Design and Access Statement received 14 March 2016

Site Plan, Block Plan, Proposed Elevations and Proposed Floorplans received 14 March 2016

Reason: - To ensure provision of a satisfactory development.