

Recommendation: **GRANT APPROVAL OF RESERVED MATTERS**

SUDS Arrangements

3 Proposal

Reserved Matters application for the erection of 3No. 3 bed dwellings and 5No. 4 bed dwellings relating to appearance and landscaping following Outline Permission APP/16/00327.

The application has been submitted with a final appearance of the development and proposed landscaping to be considered at this stage

The submission includes details of house designs and landscaping proposals, it should be noted that there are also conditions attached to the outline planning permission.

The application follows on from outline permission which was granted in May 2016 under application APP/16/00327. This application seeks approval for the reserved matters of the scheme with the final detail submitted for review.

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS15	(Flood and Coastal Erosion)
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)

Havant Borough Residential Parking and Cycle Provision SPD 2010

Havant Borough Council Borough Design Guide SPD 2011

Havant Borough Council Housing SPD 2011

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

5 Statutory and Non Statutory Consultations

Arboriculturalist Comment:

No comments received

Hampshire Biodiversity Information Centre:

Within 50m Protected or notable species:

Pipistrelle; Soprano Pipistrelle; Unidentified Bat; Brown Long-eared Bat; Serotine; Lesser Noctule; Noctule Bat

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: 23

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 2

Summary:

1) Concern over pine tree that appears to be falling down but is proposed to be kept. Requests this is reconsidered due to its risk of falling down. Closet pine tree blocks daylight and drops foliage into the garden space.

2) Concern made over height of fence and that privacy and security would be compromised. Questioning boundary line for No 7 running in line with 100 and 99 Sea Front? Concern that proposed ferns are invasive species and No 100 will suffer with encroachment.

Planning Officer Comment: These concerns will be addressed within section 7 'planning considerations' of the report. In regards to the boundary line, this will be shown within the block plan submitted as part of the application.

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
- (iv) Landscaping/Trees
- (v) Developer Requirements/Community Infrastructure Levy/S106 Agreement

- (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. The development would make a contribution towards the Council's overall housing targets as set out in the Local Plan. The principle of residential development has already been established by the granting of the Outline Planning Permission.

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

The layout and scale of the development together with the access have already been established by the outline planning permission. The external appearance of the proposed dwellings is part of the consideration of the current application together with landscaping.

The designs of the dwellings are generally traditional with a pair of semi-detached houses to the front of the site incorporating render to match the existing house at No.11. The other properties are detached with pitched roofs and include a bungalow and two storey and chalet style properties incorporating a mix of materials with brick, render and cladding. The dwellings are considered acceptable and pick up on features of nearby dwellings.

The overall low density of development allows for good landscaping around and within the site, including boundary hedges and tree planting. The landscaping proposals are considered acceptable, this is considered further below.

(iii) Impact upon residential amenity

The main impacts from the proposed development would be to the existing dwelling No.11 Bound Lane; to the properties to the north No.9, 5a, 5b and 5c Bound Lane; properties to the East 97-100 Sea Front Estate; to the south 21, 21a and 23 Bound Lane and the properties to the west fronting bound lane.

The new units 3-5 would be set well off the flank walls of the properties to the north with a 20m + gap maintained. The relationship between plot 6 and 5c Bound Lane is tighter. Plot 6 is however a bungalow and would face east west to avoid overlooking. The orientation of 5c is also east west with no windows in the flank wall facing the application site. This relationship is considered to be acceptable.

The properties to the east are single storey and it is particularly important to ensure that the relationship between unit 7 and the bungalows to the east is acceptable. No.7 is shown as a chalet style building with dormer (serving bathroom) and rooflights shown facing the bungalows. The Havant Borough Design guide seeks a separation distance of 24m between the main part of the proposed dwelling and existing dwellings where they are of differing storey heights. The proposal provides 25m and the chalet style rather than full 2 storey design would further reduce any impact between dwellings.

The main impacts on the properties to the south would be from plot 8 to No.23, however the new dwelling would be chalet style with a low eaves line to the southern boundary. Whilst there is a first floor dormer to serve the en-suite and bathroom, these can be conditioned to be obscure glazed. In addition plot 1 would be set nearest to 21 Bound lane. Plot 1 would be set off the boundary with a gap between the main buildings of approx. 13m. There would be three first floor windows facing No.21 serving bedrooms and bathroom, the bedroom windows are to dual aspect rooms and should be conditioned to be obscure glazed. No.21 is mainly orientated east west in terms of windows although there is a kitchen, dining and hall window at ground floor level and a first floor landing window facing unit 1 at an angle. Subject to conditions the relationship between these properties is considered to be appropriate, it is noted that no objection has been received from the occupiers of No.21.

The properties to the west of Bound Lane are bungalows with rooms in the roof and dormers facing the application site. The distance between the proposed dwellings and existing would be in excess of 40m. It is not considered that the proposed development would result in an unneighbourly impact to these properties.

The new dwellings themselves would have generally substantial plots and would provide good living environments for future residents

(vii) Landscaping/Trees

The proposals have been amended (during the whole planning process) in order to appropriately address the impact on important trees including TPO trees to the road frontage. The proposals would retain important boundary trees and are considered acceptable subject to conditions imposed on the outline consent. The landscaping proposals include appropriate additional planting including trees and native hedging which is considered appropriate. Some of the front boundary hedge would be removed as a result of the provision of site lines, however it is considered that part of the hedge can be retained. A condition in relation to the front boundary hedge is recommended to ensure retention where possible and planting where required. A landscaped area is also secured close to the southern boundary which provides habitat for reptiles with management secured through the S106 attached to the original consent.

Concern has been raised in relation to the condition of the pine trees, however the inclusion of these trees within the landscaping scheme would not prevent future reduction/felling if they are considered to raise safety concerns subject to consultation with the Councils Arboriculturalist and replanting requirements.

(viii) Developer Requirements/Community Infrastructure Levy/S106 Agreement

S106 Agreement in association with the outline permission ref: APP/16/00327
executed in relation to:

Affordable Housing Contribution £176,711.36
Solent Recreation Mitigation Project Contribution £1,408.00
Ecological Mitigation and Management Plan
SUDS Arrangements
Management of the Land
Management Company

The development is liable to a CIL contribution and appropriate CIL forms have been submitted. The floorspace has been calculated as 1237sqm on the CIL additional information form, however, the Case Officer has calculated 1381sqm. This would equate to a CIL contribution of £165,843.30. There is an opportunity for further consideration of the floorspace figure through the CIL process following the planning decision should this be necessary.

8 Conclusion

In conclusion, the proposed development is acceptable in principle having previously been granted outline consent and would have an acceptable impact on the character and appearance of the area. The proposals are considered to relate well to adjoining residential properties and the landscaping proposals are considered acceptable.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT APPROVAL OF RESERVED MATTERS** for application APP/16/00924 subject to the following conditions:-

- 1 The landscaping works shown on the approved plans (Landscape Proposals Drawing Number JF/1318/16) as amended by Condition No.4 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 CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 2 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no alteration to the roof including the insertion of windows shall take place to Unit 6 without the prior approval of the Local Planning Authority.
Reason: In the interests of the residential amenities of adjoining residents and having due regard to policy CS16 of Havant Borough Local Plan 2011 and the National Planning Policy Framework.
- 3 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.
- 4 Notwithstanding the submitted landscape Proposals shown on Drawing No. JF/1318/16 the existing boundary hedge to Bound Lane shall be retained wherever possible and in filled with native hedging where necessary in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
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, unless the Local Planning Authority gives its consent in writing to any variation.
Reason: To ensure an appropriate standard of visual amenity in the local area 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.
- 5 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of Unit 8 hereby permitted the windows in the first floor on the south facing elevation shall be fitted with 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.

- 6 Notwithstanding the submitted plans and the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of Plot 1 hereby permitted the windows in the first floor on the south facing elevation shall be fitted with 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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of Unit 7 hereby permitted the bathroom windows in the first floor on the east facing elevation shall be fitted with 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.

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

Location Plan OS Licence No. 100019980
Proposed Site Plan: Drawing No 2817/01
Proposed Garden Shed for Plots 1& 2: Drawing No 2817-03
Proposed Garages for Plots 5,6 & 8: Drawing No 2817-04
Plots 1 & 2 Elevations: Drawing No 2817 - 1 & 2 -02
Plots 1 & 2 Floor Plans Drawing No 2817 - 1 & 2 -01
Plot 3 Elevations Drawing Number 2817-3-02
Plot 3 Floor Plan Drawing Number 2817-3-01
Plot 4 Elevations Drawing Number 2817-4-02
Plot 4 Floor Plan Drawing Number 2817-4-01
Plot 5 Elevations Drawing Number 2817-5-02
Plot 5 Floor Plan Drawing Number 2817-5-01
Plot 6 Elevations Drawing Number 2817-6-02
Plot 6 Floor Plan Drawing Number 2817-6-01
Plot 7 Elevations Drawing Number 2817-7-02
Plot 7 Floor Plan Drawing Number 2817-7-01
Plot 8 Elevations Drawing Number 2817-8-02
Plot 8 Floor Plan Drawing Number 2817-8-01
Landscape Proposals Drawing Number JF/1318/16

Reason: - To ensure provision of a satisfactory development.