
Site Address:	67 Bondfields Crescent, Havant, PO9 5ER		
Proposal:	Conversion of existing two storey extension into 1No. 2 bedroom dwelling. (Resubmission).		
Application No:	APP/16/00964	Expiry Date:	10/11/2016
Applicant:	Mr Coles		
Agent:	Mr McDermott	Case Officer:	David Eaves
	Town Planning Experts		
Ward:	Battins		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is an end of terrace property set back from Bondfields Crescent with a wide grass verge. The property is brown brickwork with concrete tile roof. The part proposed to be converted to a separate building is already in place as an extension to the original property.

There is fencing to the front and side and the garden to the rear has already been divided up with a fence between the extension and the retained garden to No.67.

2 Planning History

APP/12/00885 - Construction of 1No. 2 bed end of terrace dwelling utilising existing access from Middle Park Way. , WD,09/10/2012

APP/13/00155 - Construction of 1No. 2 bed end of terrace dwelling with new access from Middle Park Way. (Revised application)., REF,09/05/2013

Appeal Dismissed 6th Jan 2014 - *Proposed development would fail to provide an adequate level of garden provision and would therefore conflict with the Design Guide which seeks, amongst other criteria, to ensure that new housing is accompanied by adequate garden area.*

APP/14/00783 - Two storey side extension., PERM,19/09/2014

APP/16/00218 - Conversion of existing two storey extension into 1No. 2 bed dwelling., REF,26/04/2016

Refused for the following reason:

The proposal would provide insufficient and poor quality amenity space for the occupiers of the new dwelling, and would result in a cramped and congested layout of the site, to the detriment of the character and appearance of the application site and the character and amenities of the locality. The proposal would therefore be contrary to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Borough Design Guide Supplementary Planning Document 2011 and the National Planning Policy Framework 2012.

3 Proposal

Conversion of existing two storey extension into 1No. 2 bedroom dwelling.
(Resubmission).

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)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Havant Borough Council Borough Design Guide SPD 2011

Havant Borough Council Parking SPD 2016

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control

Public sewer within 3m of proposed extension - Consultation with SWS should be undertaken.

Officer Comment: The building has already been erected as an extension.

No indication of solid waste storage indicated Compliance with Approved Document H required.

First floor habitable room windows should comply with Approved Document B regarding means of escape opening size.

Development Engineer

The highway crossing is non standards and I therefore agree that it is very important that an informative relating to the need for Highway Authority consent is added to the planning approval.

Waste Strategy

No comments received

Hampshire Constabulary

No comments received

Open Spaces Manager

No comments 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: 3

Number of site notices: 1

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) Impact upon the streetscene
- (iii) Impact upon residential amenity
- (iv) Parking
- (v) Developer contributions

(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.

(ii) Impact upon the streetscene

The proposal does not lead to a change to the built form of the existing extension with the only change being the provision of a front door. The impact of the built form has therefore previously been accepted with the planning permission for the two storey extension being granted. The parking arrangement is altered with a revision to the rear parking to provide 1 rather than 2 spaces and new parking for 1 car at the site frontage. This would result in some additional hardstanding over the grass verge. This should be limited as far as possible to reduce any impact on the public roadside verge and a condition is recommended to ensure that the works on the verge are kept to the minimum necessary.

(iii) Impact upon residential amenity

The proposal is for the conversion of the existing side extension into a self contained dwelling. The proposed dwelling would be very small with an internal floorspace of approximately 43.29 sqm. This is below the minimum gross internal floor areas and storage set out in the DCLG 'Technical Housing Standards - nationally described

space standard', which for a 2 bed 2 storey dwelling would be 70 sqm. It has to be acknowledged however that the Council have not adopted these standards at the current time.

The main issue is considered to be the acceptability of the proposed external amenity space. The proposal would have a rear garden with a depth of approximately 10m, however, this is compromised to a degree by the provision of 1 car parking space to the end of the garden. The proposal is to landscape the rear and side garden with grass and to use grass pavior for the parking space. The effective usable rear garden for this two bedroom dwelling would have a depth of approx 7.2m and a width of approx 6.6m. There is also a small area to the northern side of the proposed dwelling ranging in depth from approx 2.4m to 1.6m. The car parking space when not in use would also allow for more amenity space. It is considered that on balance the proposal would provide an acceptable level of amenity space and would overcome the previous reason for refusal and concerns raised by the planning inspector in relation to earlier applications.

(iv) Parking

In relation to car parking the development allows for two spaces to the proposed dwelling and the retained dwelling has also been provided with two parking spaces to the frontage with Bondfields Crescent. Car parking is considered to be acceptable subject to conditions..

(v) Developer contributions

In relation to developer contributions the proposals not CIL liable as no new floorspace would be created as a result of the development and therefore there would be a nil contribution.

The development is liable to SRMP contribution requirements to meet the increased recreational pressure on the Special Protection Area and the requirements of the Habitats Regulations. A contribution of £204.80 has been secured.

8 Conclusion

In conclusion, the proposed development is considered to be acceptable in principle and would have an acceptable impact on the character and appearance of the area. Subject to conditions, the proposed dwelling would have acceptable external amenity space. Contributions in relation to SRMP contributions have also been secured.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00964

(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 use of the building as an independent dwelling house shall not commence unless and until the following alterations are fully implemented:
- The outbuilding has been altered to provide independent access for No.67 and the new dwelling,
 - The landscaping of the garden area as shown on Drawing Ref: COLES 05 Rev G including grassed garden, grasscrete or equivalent for the rear parking space.

These features shall thereafter be maintained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the property is provided with acceptable private amenity space having due regard to policy CS16 of Havant Borough Local Plan 2011, Havant Borough Council Borough Design Guide SPD 2011 and the National Planning Policy Framework.

- 3 Notwithstanding the submitted plans the use of the building as an independent dwelling house shall not commence unless and until revised details of the front parking space and access arrangements minimising the area of hardstanding on the highway verge have been submitted to and approved in writing by the Local Planning Authority and brought into use. The parking shall thereafter be retained for the purposes of parking thereafter.

Reason: To ensure that the proposed access has an acceptable impact on the character and appearance of the area and ensures the provision of adequate car parking having due regard to policies CS16 and DM13 of the Havant Borough Local Plan 2011, Havant Borough Council Parking SPD 2016 and the National Planning Policy Framework.

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

Location Plan Ref COLES 07 Rev G

Site Plan: Ref COLES 06 Rev G

Proposed Block Plan: Ref COLES 05 Rev G

Proposed Elevations: Ref COLES 03 Rev G

Existing and Proposed floor and roof plans: Ref COLES 01 Rev G

Reason: - To ensure provision of a satisfactory development.

- 5 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building alteration, outbuildings shall be constructed within the curtilage of the site without the prior approval of the Local Planning Authority.

Reason: To ensure that the property is provided with acceptable private amenity space and in the interests of the occupiers of the adjacent dwellings and having due regard to policy CS16 of Havant Borough Local Plan 2011, Havant Borough Council Borough Design Guide SPD 2011 and the National Planning Policy Framework.

