
Site Address:	Land R/O 136 Stakes Hill Road, Waterloooville, PO7 7BE		
Proposal:	Erection of single storey dwelling. (Revision of Planning Permission 06/66057/000.)		
Application No:	APP/12/00894	Expiry Date:	25/10/2012
Applicant:	Southsea Mortgage and Investment Co. Ltd - In Receivership	Team:	Team 1
Agent:	Mr Pearce	Case Officer:	Rachael Hebden
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

Stakes Hill Road is a residential road in Waterloooville which contains a variety of dwelling types.

No. 136 Stakes Hill Road is a two storey, detached property dating from the 1970s and is set back from the front of the plot by approximately 17 meters. To the rear of the original property is a detached bungalow of a contemporary design (granted planning permission in 2006). The construction of the newer property is not yet complete.

The land within the plot varies in gradient and slopes down from the north east to the south west.

2 Planning History

06/66057/000

Erection of a detached bungalow to the rear of no. 136. Granted 18.7.06

3 Proposal

The application seeks consent for alterations to the boundary between no. 136 and the new bungalow (resulting in a smaller area to the front of the bungalow) and for a slight decrease in the footprint of the bungalow. The application also seeks retention of the close boarded boundary fencing which is 1.8 metres in height.

4 Policy Considerations

NPPF 2012

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

DM10 (Pollution)

DM13 (Car and Cycle Parking on Residential Development)

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

5 Statutory and Non Statutory Consultations

Building Control: There does not seem to be sufficient emergency access, however this can be mitigated by the provision of sprinkler systems or a dry riser.

Crime Prevention: No objection

Community Safety Officer:

These premises were the subject of a neighbour dispute in relation to an eco building and the alleged impact on neighbours in adjoining sheltered housing owned by Guinness Hermitage - there is a history of young people related ASB in the vicinity.

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: 12

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary: Drainage concerns

Comment: The use of a soak away was approved within the original application and is not for consideration as part of this application.

Summary: White render is inappropriate

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 neighbouring properties

- (i) Principle of development

The principle of development was established within 06/66057/000. While the HBDWLP has been superseded by the Core Strategy the principle of development remains acceptable.

(ii) Appropriateness of design

The alteration to the boundary does not prevent the provision of adequate parking or amenity space and is therefore considered to comply with policy CS16. The decrease in the size of the bungalow's footprint is not significant and is therefore considered to also be acceptable.

The proposed materials (natural timber, white render and standing seam zinc roof) are considered to be appropriate for the contemporary design of the dwelling.

The close boarded timber fencing is also considered to be appropriate.

(iii) Effect on neighbouring properties

Neither the alteration to the boundary or the decreased size of the bungalow's footprint will have any impact on the amenities of the neighbouring properties.

The close boarded fencing is visible from the neighbouring properties, but is considered to be of benefit to them as there have previously been problems with the anti-social behaviour of people entering the site. The fencing will help to discourage people from entering the site.

8 Conclusion

The proposed repositioning of the boundary and the decreased footprint are considered to be acceptable therefore it is recommended that consent is granted. To ensure consistency the consent will where appropriate contain the same conditions as previously included.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/12/00894

(A) subject to the following conditions

- 1 The development shall not be brought into use until a minimum of two parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 2 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows/doors or other openings shall be constructed within the side (north-west and south-east elevations) without the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenities of occupiers of adjacent residential properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) and the National Planning Policy Framework.

- 3 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: In the interests of the amenities of occupiers of adjacent residential properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) and the National Planning Policy Framework.

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

Design statement ref 01

Location plan ref 02

Additional info ref 03

Photographs ref 04

Block plan ref 05

Ground floor plan ref 06

Site section ref 07

Sectional perspective ref 08

South west elevation ref 09

North east elevation ref 10

North west elevation ref 11

South west elevation ref 12

Reason: - To ensure provision of a satisfactory development.

Case Officer:

Signed

Date

Recommendation Agreed by DC Team Leader/Service Manager:

Signed

Date