
Site Address:	Land to South of 2 Aubin Wood, Emsworth, PO10 7UA		
Proposal:	Erection of 1No. 3 bed dwelling. (Revised Submission)		
Application No:	APP/16/00916	Expiry Date:	28/10/2016
Applicant:	Mr & Mrs Hill		
Agent:	Mr Jupp	Case Officer:	Rachael McMurray
	Stephen Jupp MRTPI		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

This site is located within a recently completed housing scheme of 48 units, north of Oak Tree Drive in Emsworth. The site was left vacant when the housing scheme was developed. The application site forms part of a larger inverted L shaped parcel of land that falls within the curtilage of 61 Hollybank Lane. The site has a frontage to Aubin Road within an existing dropped kurb and is currently enclosed by 1.8m high timber fencing.

No. 2 Aubin Wood is two-storey detached dwelling immediately north of the plot. To the south of the application and is sited further back is a terrace of dwellings. To the north west of the site is a row of three terraced dwellings. The remainder of the housing development contains a variation of housing types but generally there is a set character with the use of high quality materials and off road parking.

2 Planning History

APP/14/00545 - Proposed demolition of unstable brick boundary wall and replacement with new brick boundary wall as detailed located to north of Plot 32 of Planning Approval ref 09/72129/002. Replacement stables., PERM,19/11/2014

APP/14/01285 - Application for variation of Condition No. 1 of Planning Permission APP/14/00337 to extend timescale from 31st December to March 31st 2015., PERM,23/01/2015

09/72129/002 - Demolition of 2No. dwellings and erection of 48No. dwellings with associated garages and parking with access from Oak Tree Drive., PERM,28/02/2011

GEN/16/00107 - Confirmation Conditions 8 and 28 of Planning Permission

APP/13/00270 have been discharged., UNK,

APP/16/00533 - Erection of 1no. 4bed house with integral garage., WD,13/07/2016

3 Proposal

Erection of 1No. 3 bed dwelling. (Revised Submission). Since the previously withdrawn application, the following alterations are made:

- Reduction of 4 to 3 bedrooms.
- Two parking spaces instead of 3.
- Setting the north elevation back by 3m from the shared boundary with No. 2 Aubin

Wood.

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)
CS21 (Developer Requirements)
CS9 (Housing)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

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

Building Control:

No objections

Development Engineer:

No objections. Condition to cover 2 spaces and cycle parking

Waste Strategy Team Leader, Community Group:

No objections

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: 22

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 6 in total. of which are raising objections. The points raised are summarised below:

1. Conditions should be included which require matching materials, restrict contractor parking, restrict working hours and limit noise, dust and smoke.
2. The proposal needs permission from the Oaktree drive Management Company

3. Loss of privacy and outlook to No. 4 Aubin Wood. New owners will enjoy benefit of management fees.
4. No extensions should be allowed over the parking area to the north.
5. The building line appears deeper the original application
6. Developers should be required to make good any damage caused to the road or verges
7. Permission needs to be sought from Cala Homes for the proposed relocation of the driveway.

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) Highway matters
- (v) Other matters

(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 character and appearance of the area

The site forms part of the wider residential development and the frontage would integrate well into the urban form of the development. The scale and massing of the dwelling is comparable to that of surrounding development and whilst materials have not yet been confirmed, further details of these could be agreed at condition stage to ensure that the materials proposed are compatible with the existing palette of materials in the immediate vernacular. The dwelling would be set off 3m from the shared boundary with 2 Aubin Wood and would include 2 off road parking spaces in a tandem formation to the north of the dwelling. The rear garden would be 9.6m which is more generous than other garden depths of the new development. Overall therefore it is considered that the proposed development would integrate well with the character and appearance of the area and therefore comply with Policy CS16 of the Local Plan.

(iii) Impact upon residential amenity

In this revised scheme, the dwelling has been moved further back from the shared boundary with No. 2 Aubin Wood. This makes it less overbearing on the rear amenity of No. 2 Aubin Wood which was a previous concern. The closest part of No. 2 to the shared boundary is the attached garage and there are no windows in the immediate south elevation of the dwelling which would suffer a loss of outlook.

No 4 has raised concerns that it would result in a loss of privacy and outlook. However, these properties are already overlooked by each other from first floor level so it would be unreasonable to justify a refusal on these grounds. The proposed dwelling would be set at an acute angle from the rear outlook of No's 3-5 Aubin Wood and is therefore not considered to have an adverse impact on the amenity of these properties.

(iv) Highway matters

The proposal provides two on site parking spaces and is therefore in accordance with the Council's adopted parking standards. The access to the dwelling requires a crossing over of a verge which is in shared ownership. This is not a planning consideration as the developer would need to obtain various permission further to the granting of planning permission to implement any permission.

(v) Other matters .

The proposal is subject to pay a contribution of £176 (plus a monitoring and admin fee) towards the Solent Recreation Mitigation Partnership. The relevant paperwork and contribution has been paid and completed prior to the determination of the application. The application is therefore in accordance with Policy DM24 of the Local Plan. The proposal is also CIL liable for £16,692.41 which is payable on the commencement of development.

8 Conclusion

The proposal would result in a good size, family dwelling which would integrate well with the newly developed residential scheme subject to the acceptable of high quality materials. The application is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00916 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Design and access statement

Bin store DN - 8

Location Plan - DN 1C

Block Plan - DN 2C

Proposed elevations and floor plans 05C

Topographic survey - 14415_TOPO_Rev_A

Reason: - To ensure provision of a satisfactory development.

- 4 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full

specification of the materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 No development shall take place until finished floor levels for the proposed building(s) relative to 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: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 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 policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 7 No development hereby permitted shall commence until plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Authority, the development hereby permitted shall not be brought into use prior to the completion of the installation of all screening provision as is thus approved by the Authority. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.

Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 8 No development shall take place until plans and particulars specifying the following matters have been submitted to and approved in writing by the Local Planning Authority:

(i) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development;

(ii) The provision to be made within the site for a material storage compound during site clearance and construction of the development.

Thereafter, throughout such site clearance and implementation of the development, the approved parking provision and storage compound shall be

kept available and used only as such.

Reason: To safeguard the amenities of the locality and/or in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 9 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.

- 10 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 (e.g. pumping stations) 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.

- 11 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extensions to the main dwelling or shall be constructed within the curtilage of the site or any roof alterations made (including the provision of roof light windows) without the prior approval of the Local Planning Authority.

Reason: In the interests of the amenities of the neighbouring properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.