

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS14 (Efficient Use of Resources)
CS16 (High Quality Design)
CS17 (Concentration and Distribution of Development within the Urban Areas)
CS21 (Developer Requirements)
CS9 (Housing)
DM12 (Mitigating the Impacts of Travel)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Hampshire Highways

No comments

Development Engineer

No objection

Traffic Management

No adverse comment

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Summary:

Both letters consider that the second entrance should remain open on highway safety grounds.

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) Highways

(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 and residential amenity

It is not considered that the revised scheme will have any detrimental impact on the visual amenities of the streetscene or general residential amenity. Accordingly, it is considered that the proposal meets the requirements of policy CS16 of the Local Core Strategy.

(iii) Highways

Adequate parking and cycle storage can be provided for the host and proposed properties. No objection in relation to highway safety has been received from the Development Engineer for the revised layout and the retention of the two access points.

8 Conclusion

It is considered that condition 10 can be removed from the previous planning permission APP/16/00886 and that the plans as listed within condition 5 can be varied to allow for the inclusion of the new parking plan submitted with this application.

The new dwelling to the rear has now been constructed and therefore it is considered necessary to only reapply the conditions that seek to restrict the site in relation to the ongoing acceptability of the development.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00886 subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
OS Site Location Plan license No. O1385741 received 21 May 2013
Proposed Parking Layout received 22 August 2016
Proposed floor plan and section Plan 2 received 21 May 2013
Proposed elevations Plan 3 received 21 May 2013
Reason: - To ensure provision of a satisfactory development.

- 2 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 within two months of the date of this permission 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.
- 3 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure, shall be erected within the curtilage of the existing dwelling or the new dwelling hereby permitted without the prior written approval of the Local Planning Authority.

Reason: To ensure that the development is satisfactory in terms of residential amenity and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.
- 4 The landscaping works shown on the approved plans [Landscaping plan revision 3 submitted 28 August 2015 and Planting schedule submitted 10 August 2015] 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 policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.