
Site Address:	11 Lower Road, Havant, PO9 3LH		
Proposal:	Demolition of existing 4 bed detached house and construction of new 4 bed detached house.		
Application No:	APP/16/00473	Expiry Date:	28/07/2016
Applicant:	Mr Stroud Cover Storey Architects		
Agent:	Mr Stroud Cover Storey Architects LLP	Case Officer:	Heather Lealan
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

11 Lower Road, Havant, PO9 3LH is located within Old Bedhampton Conservation Area which is characterised by a good sized detached dwellings in a liner form of development with cul-de-sacs off. Houses are generally set back off the road and are within substantial plots. 11 Lower Road reflects this character as a detached house set in a good sized plot. The site is adjacent to a detached dwelling to the north and open fields to the south and west.

Large areas of the conservation area are bordered by substantial hedgerows or mature planted borders. The significant buildings within the area reflect a number of different architectural styles and eras.

2 Planning History

00/51788/004 - Single storey extension to front side and rear incorporating pool and conservatory (resubmission), PERM,25/10/2000
00/51788/003 - Single storey extension to front side & rear, incorporating pool, double garage & conservatory, WD,04/04/2000
97/51788/002 - Detached single storey building forming enclosed swimming pool and plant room to east of dwelling, PERM,23/03/1998
96/51788/001 - Single storey rear and side extension to form enclosed swimming pool and plant room, WD,29/07/1997
95/51788/000 - Proposed single storey rear extension (mainly glazed) to form enclosed swimming pool, PERM,
07/51788/005 - Notification of intention to fell an Eucalyptus tree within Old Bedhampton Conservation Area. , RNO,20/07/2007
07/51788/006 - Notification of intention to fell a Sycamore tree within Old Bedhampton Conservation Area. , RNO,24/07/2007
07/51788/007 - Tree Works., UNK,
08/51788/008 - Fell 1No. Eucalyptus tree and 1No. Cedar tree. Crown reduction of 20%, and crown raise to 4 metres, 2No. Willow trees. All within the curtilage of the Willows, 11 Lower Road, Havant within Old Bedhampton Conservation Area., RNO,19/03/2008

APP/15/00616 - Crown lift 2No. Ash to 4m; crown lift 2No. Sycamore to 4m; all trees within G6 of TPO 496., PERM,31/07/2015

APP/15/00637 - Front garden - Fell 1No. Cherry; thin and remove density to 1No. Yew, 3No. Elder, 1No. Choisya and 3No. Conifers; Remove 6No. Conifers, 1No. Yew, 1No. Buxus, 1No. Apple, 1No. Bay and 1No. Elder. Rear Garden - Fell 1No. Bay; Fell 1No. Cyprus; Fell 1No. Willow; Fell 1No. Conifer; 1No. Willow pollard to previous pollarding points; Fell 3No. Willow; 1No. Ash remove lower left lateral branch; Fell 2No. Goat Willow; 1No. Eucalyptus removal of ivy and deadwood; crown reduce by 3m Cyprus trees; Fell 3No. Conifers, 1No. Willow and 2No. Griselinia. All trees within conservation area of Old Bedhampton., RNO,30/07/2015

APP/16/00010 - Crown reduce 1No. Willow by 2m back to previous pruning points; crown reduce 3No. Apple trees by 2m; remove lower limb of Leylandii overhanging drive in front garden; cut back to boundary overhanging branches to 1No. Sycamore., RNO,23/02/2016

3 Proposal

Demolition of existing 4 bed detached house and construction of new 4 bed detached house.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

- | | |
|------|---|
| CS11 | (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) |
| CS16 | (High Quality Design) |
| DM13 | (Car and Cycle Parking on Residential Development) |
| DM8 | (Conservation, Protection and Enhancement of Existing Natural Features) |

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Old Bedhampton

5 Statutory and Non Statutory Consultations

Arboriculturalist

The submitted tree survey is acceptable.

Environment Agency

Please be aware that the watercourse on the eastern boundary of the proposed development site, the Bedhampton Brook, is designated main river.

Comment - A suggested informative is included to this regard.

Conservation Officer

The house at present was constructed in 1958 and has a number of later extensions which confuse its appearance. It is my opinion that the existing dwelling is of no particular architectural merit, which I would describe as having a neutral impact on the character of the area. The dwellings demolition is therefore not contested. The site affords an opportunity to provide a development that knits into the local landscape. Due to the location of the building, an empty site would not preserve the character of

the Conservation Area. Therefore an acceptable scheme that enhances the character of the area is necessary for any redevelopment that involves the demolition of the existing building.

Impact on Conservation Area and setting of the Elms

It is my opinion that the proposed replacement dwelling would still allow for good appreciation of the site and would not be out of keeping with the prevailing residential pattern and spatial quality of the area.

Based on the elevations provided, I am satisfied that the building is of an appropriate scale and mass. In terms of design I feel the proposed dwelling should be commended. Whilst the dwelling takes a modern form it is clear the design has been inspired by the local context. The general appearance would therefore not look out of keeping in the conservation area. The car parking arrangement also appears appropriate for this location and does not overly dominate the site. Of particular importance is the retention of the existing screening/hedging to the front boundary which is to be encouraged.

It should also be noted that the scheme is located a sufficient distance from The Elms (Grade II* listed) to not cause any harm to its setting. The screening of the site also ensures and views of the proposal will be minimal.

The detailing and quality of materials will be critical to successful execution of this scheme and therefore conditions have been requested as outlined below.

1. Sample materials to be submitted prior to development
2. Window details 1:5 & 1:20 to be submitted prior to development
3. Permitted development rights removed

Building Control

Foul sewer crosses the site - southern water should be consulted.

Comment - SW have responded and informative is suggested

Coastal Engineering

No objection

County Ecologist

Phase 1 report requested

Comment - Phase 1 report submitted and no conflicts with protected species found.

Historic England

No comments

Langstone Harbour Board

No objection

Landscape Team

The application clearly demonstrates careful consideration of the local character and context. The design response in terms of scale, articulation of materials and position within the site is deemed to be very positive.

I confirm there is no landscape objection, but I would suggest conditions regarding hard surfacing, planting and boundary treatments to ensure that these will be similarly appropriate to the local context.

Crime Prevention

No comments

Southern Water

Plans show a foul sewer crossing the site

Comment - The agent to the application has been made aware of this matter and has advised the consideration has been taken when designing the scheme.

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: None

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 and conservation area
- (iii) Impact upon residential amenity
- (iv) Impact upon the Trees
- (v) Other matters

- (i) Principle of development

The application site is situated inside of the defined urban area where new development is generally considered to be acceptable in principle subject to the usual development control criteria below.

- (ii) Impact upon the streetscene and conservation area

The proposed replacement dwelling differs greatly from the existing dwelling within the site. It will change from a traditional design two storey house to a more modern style property. However, given the form of the building, its setting within a good sized plot and other large buildings that are numerous in this streetscene, it is not considered that the change to the design and massing of the building will be harmful to the visual amenities the area.

There are examples of other buildings in the surrounding area that have a similar colour palette to the proposed which, although they are of a more traditional style, do blend in to the environment well. It is therefore considered that the design, materials chosen and their respective colours would be acceptable. The Conservation Officer raises no concerns with regard to the visual impact on either the conservation area of the setting of the nearby listed building, The Elms. It should be conditioned that further details are provided regarding materials and landscaping to ensure the quality of the development.

(iii) Impact upon residential amenity

The position of the replacement house is more central within the plot than the existing dwelling and there is a good separation distance from the adjacent dwelling to the north. It is considered that design of the side elevations of the replacement dwelling are acceptable in terms of overlooking and neighbouring amenity. Furthermore, there is a good degree of mature vegetation to all boundaries that are to be retained.

(iv) Impact upon trees

A tree protection plan and AIA has been submitted with regard to the retained trees. The tree officer has found them to be acceptable and has required that they are conditioned as part of any planning consent.

(v) Other Matters

The proposal is subject to financial contributions relating to the Community Infrastructure Levy (CIL). The necessary CIL forms have been completed by the applicant to issue the decision. However, the applicant has stated that they are claiming self build exemption and therefore the agent to the application has been advised by the case officer that the self build form must be submitted prior to commencement and an informative to this regard should be included on a decision.

8 Conclusion

It is considered that, due to the distance involved between the new dwelling and the adjacent neighbouring dwellings that no undue harm will be caused and that this application seeks to replace an existing building with many additions for a more modern dwelling and that the additional bulk and design are acceptable.

Therefore it is recommended that permission is granted.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00473 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 Compulsary Purchase Act 2004.
- 2 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used externally on the building 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.

- 3 No above ground construction works shall be commenced until a detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works.

The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. 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.

- 4 No above ground construction works shall be commenced 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 occupied 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 policies CS11.1, CS11.4, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 No development shall take place until details of existing and finished floor and site levels relative to previously 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: In the interests of the amenities of the locality 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 2012.

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

Reason: To protect the character and appearance of the conservation area having due regard to policies CS11.1, CS11.4, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 7 No above ground construction works shall be commenced until the following details shall be submitted to, and approved in writing by the local planning authority:-
- a. Large scale 1:5 and 1:20 drawings/manufacturers drawings of the proposed windows, in elevation, section and plan. To be sufficient to show, method of opening, relationship to surrounding masonry (depth of reveal), finish, pane proportions and detail.

All work to be carried out in accordance with such approval.

Reason: To protect the character and appearance of the conservation area having due regard to policies CS11.1, CS11.4, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Design and Access Statement received 6 May 2016

Ecology report received 19 July 2016

Ecology report site habitat plan received 19 July 2016

Tree Survey received 3 June 2016

Proposed block plan drwg.no 16101-P120 received 6 May 2016

Proposed first floor plan drwg.no 16101-P221 received 6 May 2016

Proposed ground floor plan drwg.no 16101-P220 received 6 May 2016

Proposed north and east elevations drwg.no 16101-P320 received 6 May 2016

Proposed south and west elevations drwg.no 16101-P321 received 6 May 2016

Proposed roof plan drwg.no 16101-P222 received 6 May 2016

Reason: - To ensure provision of a satisfactory development.