

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

5 Statutory and Non Statutory Consultations

Development Engineer:

The Highways Authority has no adverse comment to make providing the following conditions are applied:

- i. Two existing parking spaces for the old property and two parking spaces for the new property.
- ii. The provision of a vehicular crossing for the new parking spaces in the form of a dropped kerb

An informative should be placed on the decision notice stating that 'the details of the construction of the vehicular crossing requires the approval of the Highway Authority which is Hampshire County Council'.

Officer Note: *A plan (DN - A105 V2) was provided on 19 May 2016 which clearly shows the parking spaces for the proposed development.*

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 9 x objections received which raised the following points:

- i. There is not sufficient parking on the site and vehicles will overhang onto the pavement.
- ii. Roadside parking is not possible without restricting the driveways of other properties
- iii. It would set a precedent for other properties to subdivide into two dwellings.
- iv. What is to prevent other windows being fitted at a later date in the rear dormer windows
- v. The subdivision would be out of character with the streetscene
- vi. The rear dormers would overlook No. 26a in Eastoke Avenue
- vii. Overdevelopment of the site

A further three representations were received based on the amended plans received on 2 June 2016:

- vii. Vehicles will still overhang onto the pavement and park on the road causing an obstruction. The garage has been made to be larger than reality.

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

(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. The National Planning Policy Framework (NPPF) establishes a presumption in favour of sustainable development however, this should not be to the detriment of the area. Policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011 seeks to reflect the requirements of the NPPF at a local level.

(ii) Impact upon the character and appearance of the area

The proposal would include a side extension to the north elevation of 2.8m in width. The larger building would be then be subdivided into two dwellings. The side extension would be a continuation of the existing dwelling and therefore with regards to appearance, the dwelling would not appear vastly different to the existing dwelling. The rear elevation would be altered by the inclusion of 2no. dormer windows which would serve bathrooms. Part of the existing front garden would be used for the parking of two vehicles to serve one of the dwellings, however a landscaped area could still be retained in front of the existing property which is in character with the visual amenity of the streetscene.

The existing garden has a depth of 6.2m which is less than the Council's recommended 10m depth of the new developments. However, the garden is wide and when subdivided, the gardens would measure 9.4 x 6.5m. This equates to 61.1m². Concern has been raised that the proposal would result in an over intensive use of the site with regards to the small gardens and lack of amenity space.

The LPA has had a recent appeal decision which relates to garden sizes. No. 67 Bondfields Crescent (APP/13/0155), which involved a new end of terrace dwelling and the subdivision of the garden of No. 67. The resultant garden sizes would have been 35m², which the Inspector felt was too small in terms of providing a reasonable level of amenity space and the appeal was dismissed. However, the garden sizes for the proposal at No. 3 Burgess would be significantly more than that of the scheme dismissed at appeal and on balance, are considered to be acceptable in terms of providing a reasonable private outdoor space for amenity, given that the dwelling only has two bedrooms and is therefore limited in terms of the number of occupants. Furthermore, the garden sizes in the immediate locality to vary in size for example No. 12 has a garden dimension of 13m x 4.5m which is relatively similar in floor area.

On balance, the scheme does have benefits in that it would contribute to the well needed housing numbers in the Borough. It would also have a limited impact on the character and visual amenity of the area, whilst providing on site parking and amenity space. These benefits are considered to outweigh the slightly smaller than average

garden sizes and as such, the proposal is considered to result in an acceptable form of sustainable development as required by the NPPF.

(iii) Impact on the residential amenity

It is considered that the subdivision of the property into two dwellings would not have a material impact on the occupiers of neighbouring properties. There would be an intensification of the site however, as explained above, the proposal could still achieve an external private amenity space which is comparable with some other properties in the immediate locality. It is considered the side extension would not have an adverse impact on No. 2 Burgess Close by means of loss of outlook or light.

(iv) Parking provision

In accordance with the Council's adopted parking standards, the proposal includes two parking spaces for each property. This will be in the form of the existing garage and space in front for one property and two spaces on what is currently part of the front garden of No. 3. The Council's Highways Officer has been consulted and has not raised any objections to the proposal. Following public concerns raised with regards to parking, the agent has provided updated plans which show a slightly amended scheme to enable parking to be provided on the frontage, which accords with the Council's adopted parking space size of 4.8m x 2.5m. This has been facilitated by setting back the lower part of the front wall of part of the original dwelling and the extension to allow more depth on the frontage. The visual impact of this would be minimal but would allow a sufficient parking space of 4.8m in depth which meets the adopted standards. Although concerns have been raised, it would be unreasonable to justify a reason for refusal on these grounds.

(v) Developer contributions

Due to a new residential unit being proposed, a contribution towards the SRMP is required. The relevant contribution has been paid and the paperwork completed. The proposal is CIL liable for £4200.

8 Conclusion

Overall the properties can still achieve 2 no. bedrooms, adequate on site parking for each dwelling and a rear garden without resulting in a development which would harm the character and appearance of the streetscene. As such, the proposal is considered to result in a form of sustainable development as required by the NPPF.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00329 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 external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 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 permitted by Part 1, Classes A,B,C,D and E of the General Permitted Development Order, as amended, shall be erected within the curtilage of either dwelling without the prior written approval of the Local Planning Authority.
Reason: In the interests of the amenity 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.
- 4 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.
- 5 The car parking, servicing and other vehicular access arrangements shown for each dwelling on approved drawing number A105 V3 (received on 2 June 2016) 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.
- 6 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the dwellings hereby permitted the windows at first floor level in the east facing dormer windows shall be fitted with, to a height of no less than 1.7m above finished floor level, textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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

Parking layout plan and proposed ground floor plan - DN: A105 V3 (received 2 June 2016)

Site plan, block plan and proposed first floor plan and elevations - DN: A106 V3

Proposed views - DN: A104 V3

Reason: - To ensure provision of a satisfactory development.