

Recommendation: **GRANT PERMISSION**

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS14	(Efficient Use of Resources)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS20	(Transport and Access Strategy)
CS21	(Developer Requirements)
CS9	(Housing)
DM10	(Pollution)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
DM24	(Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Borough Design Guide SPD

Residential Car and Cycle Parking Standards SPD

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environment Agency

Having assessed the application with regard to the development type and location of the proposal, we can confirm that we have no bespoke comments to make.

Advice to Applicant - Pollution Prevention

The site lies in a source protection zone for drinking water supplies. All precautions must be taken to avoid discharges and spills to the ground both during and after construction. For advice on pollution prevention measures, the applicant should refer to our guidance 'PPG1 – General guide to the prevention of pollution', which is available on our website at:

<https://www.gov.uk/government/collections/pollution-prevention-guidance-ppg>

In the event of a pollution incident, all works should cease immediately and the Environment Agency should be contacted via the incident hotline 0800 807060.

Arboriculturalist

A Method Statement and Tree Protection Plan are required which can be covered by condition.

Building Control HFRS should be consulted. Access to plot 3 may not satisfy their requirements.

HFRS - Access and facilities for Fire Service Appliances and Firefighters should be in accordance with Approved Document B5 of the current Building Regulations.

HCC Highways No comments received

Environmental Health Manager, Community Group

The type, style and age of the properties to be demolished together with the garages are likely to contain asbestos and therefore asbestos survey will need to be submitted together with methods to be used to remove any asbestos or asbestos containing materials and by whom.

In term of design of the proposed buildings, I have no adverse comment however, I would like for the standard informatives relating to; Hours of work, Dust suppression (demolition/construction), No bonfires to be inserted.

The location of the proposed dwellings are set back and therefore should not be subjected to unacceptable elevated noise levels from the busy London Road. It may be worth ensuring that the acoustic insulation/performance of the buildings (particularly House 1) is up to standard or better. I saw that only openings to the utility room and kitchen will be located on the London Road facing side which should help to ensure minimal traffic noise disturbance. BC should be looking into this issue. Should the design of the property change and introduction of bedrooms or living accommodation be facing the London Road, a noise assessment will need to be submitted prior approval

Development Engineer

Initial plan

The Highway Authority would prefer to see access to London Road to be by means of the existing dropped kerb rather than the construction of a bell mouth as shown on the submitted plan. The dropped kerb would need to be extended.

The Highway Authority would have no adverse comment to this application subject to the following condition

- A condition is imposed requiring the widening of the existing dropped kerb vehicular access
- The parking, turning and servicing area are set out and retained as shown on the submitted layout plan to allow vehicles to turn on site and exit the development in a forward gear. I would suggest that to conform to the HBC car parking standards three car parking plus cycle facilities per unit should be provided and retained on site.
- Details to be submitted showing the materials and construction details of the proposed internal access road.
- A plan to be submitted showing the provision of parking for construction staff, the storage of material and the position of the construction offices.

Amended plan

This is acceptable. We need to condition the access as shown on this plan and place an informative on the decision notice with regard to contacting HCC as the Highway Authority

Drainage

Initial plan

I am aware of some issues at this location, although not of the detail. A condition should be OK; they will need to address the dropped crossing onto the highway to avoid water flowing from the highway down onto the property, this could be done by having the crossing as a battered kerb face rather than a full drop, so water is kept on the highway.

Amended plan

I think the design of the crossover will have to be carefully considered to avoid water from the carriageway flowing onto the site and contributing to the issues raised by the

neighbours. This can be done by condition as previously advised. There is no indication on the plan of any SuDS features which may also help, but again this can be conditioned.

Landscape Team

Whilst I'm not minded to raise a landscape objection, I am concerned that floorplan extents for Plots 3 and 4 leave little remaining space for means of access / façade maintenance, or any scope for screen planting.

Reduction of floorplan extent or perhaps reconfiguration as semi-detached dwellings may perhaps afford a more appropriate volume of remaining space for screen planting to better mitigate the impact of this development?

Aside from the above issue, I suggest conditions in respect of finished levels, detailed / specification proposals for boundary treatments, hard landscape and planting.

Crime Prevention -Minor Apps

No comments received

Public Spaces Development Manager

No comments received

Traffic Management Team

The traffic team has no adverse comments to make regarding this application

Waste Services -

collection near main road required

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: 16

Number of site notices: one

Statutory advertisement: Not applicable.

Number of representations received: 11

Summary of objections:

- Out of character and proposed properties too large and overbearing, leaving insufficient space for privacy screen planting.
- Will introduce disturbance from noise, fumes, light (houses and traffic day and night), overlooking and loss of outlook. Currently a peaceful garden area and due to the proximity of the development there will be a significant loss of amenity and a breach of Human Rights to peaceful enjoyment and privacy.
- Highway safety issues especially as access is opposite Keydell Close
- Reduction in property values
- The recent loss of trees and disturbance to wildlife - the site should be retained as a nature reserve. Bats and wildlife live and feed on the site.
- Increased run off following loss of trees and further run off from the proposed hard surfaces.
- Proposed access drive will adversely impact security.

- loss of view and open aspect
- Contamination to downhill properties from contamination.

Comment:

In respect to any impact on property values this would not support a reason for refusal. The other points are addressed in section 7.

7 Planning Considerations

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Highways issues
- (v) Drainage
- (vi) Developer Contributions

(i) Principle of development

The application site is situated within an urban area where further residential development is encouraged by national and local planning policies subject to the usual development control criteria. The provision of 4 additional dwellings on the site would make a modest yet valuable contribution to meeting the Council's overall housing targets and as such provide economic and social benefits to the wider community, in line with two of the sustainable development objectives of the NPPF.

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

The proposal involves the development of a large 'backland site' for four units. There are cul-de-sac developments in the locality including a recent permission for 3 dwellings to the rear of 193-195 London Road Cowplain, so there is a precedent for development to the rear of properties fronting London Road

Access would be taken off London Road and formed by the enlargement of the existing access which runs between the retained dwelling fronting London Road and 110 London Road and would be extended along the side boundary with No 110 London Road. Landscaping would be provided to either side of the access drive and it is considered there is adequate space for the provision of the driveway.

The area is characterised by mixed dwelling types with mainly detached two storey houses to the London Road frontage and more densely developed housing including terraced dwellings directly to the rear. Whilst the Landscape Officer has commented that a reduction in the footprint would allow for improved screened planting and better mitigation of the impact of the development, given the character of the surrounding development, it is considered that the proposal would not be out of context and the proposal would respect the character of the area.

Prior to submission of the planning application a number of trees and vegetation were felled/cleared from the site. Consequently only a few trees together with some boundary hedging remain. The proposal retains the remaining Cat A and B trees and hedging along the front part of the boundary to No 110 London Road and additional landscaping is proposed. Subject to the works taking place in accordance with an Arboricultural Method Statement and suitable conditions, it is considered that the proposals would have a limited and acceptable impact on trees and the character of the area.

In terms of protected species, whilst neighbours have raised concerns regarding bats and other protected species the Ecology Survey records none on site, but the Report does identify that the site contains habitat that may support reptiles and there is a need for a careful approach to site clearance. A condition in this respect, to undertake pre-clearance searches, is proposed.

(iii) Impact upon residential amenity

The impact of the development is considered to mainly relate No110 and 114 London Road, 6 to16 Lincoln Rise, and 83 to 93 Galaxie Road. These will be considered in turn.

No 110 London Road comprises a detached chalet property to the south of the application site and at a slightly lower level. The proposed access would run the length of this property and the front part of the existing hedging would be retained together with acoustic fencing which would run the length of the drive. This would be supplemented with landscaping including native shrubs and small trees . Whilst the proposed development introduces traffic into what is currently a quiet rear garden area, this is an accepted form of development subject to mitigation such as landscaping and acoustic fencing to reduce the impact. The proposed mitigation in this particular case with the access set off the boundary and acoustic fencing is considered to achieve a satisfactory relationship in respect to this property, subject to a landscaping condition requiring landscaping along the entire length of the drive, including climbers or vertical planting where space is limited.

114 London Road comprises a detached bungalow with some first floor accommodation. It occupies a long plot extending a similar depth to the application site. The proposed houses would be located to the south and at a slightly lower level and the 2 storey element of the dwellings would be sited 10m from the boundary. (in line with the Councils Design Guidance).

In respect to properties in Lincoln Rise it is considered that the proposed access to the new dwellings would have some impact on the adjacent properties, however, given the position of the properties (typically 10m off the shared boundary) and the proposal to include an acoustic fence with supplementary planting, it is not considered that the access use would have an unacceptable impact in terms of noise, fumes, car lights and disturbance. The submitted plans indicate 2 detached dwellings fronting onto the access drive and thus facing the rear of properties in Lincoln Rise. The proposed properties are 2 storey and occupy much of the width of their plots. In order to reduce the bulk of development the roofs have been partly hipped, and the full 2 height storey element is sited in excess of 10m from the boundary. First floor window to window separation would be in excess of 20m and as such satisfy the requirements of the Borough Design Guide SPD in terms of the protection of privacy and retaining a satisfactory outlook between properties. The properties in Lincoln Rise lie to the south and given the separation distances it is not considered that there would be an unacceptable impact on amenity in terms of any light loss. It is acknowledged that there is some additional impact on the rear conservatory/sun rooms of No.14 Lincoln Rise in particular and in recognition of this it is considered appropriate to require additional landscaping and 2m high fencing, which is catered for in the proposed layout.

In light of all these considerations it is considered that any impact on the properties in Lincoln Rise would be insufficient to warrant a refusal of planning permission.

83 to 93 Galaxie Road lie to the rear of the site and the 2 storey elements of plots 3 and 4 would be sited some 10m from the boundary and 20m from the first floor windows in these properties (in line with the Council's Design Guide SPD in terms of the protection of privacy and retaining a satisfactory outlook between properties). Given these separation distances it is not considered that there would be an unacceptable impact on amenity, notwithstanding that the currently open views across the application site would change. There is some additional impact on the rear conservatory/sun rooms of No.85 and it is considered appropriate to require additional landscaping and 2m high fencing to acknowledge this relationship, which is catered for in the proposed layout. Subject to this it is considered that any impact on the properties in Galaxie Road would be insufficient to warrant a refusal of planning permission.

In respect to the properties on the opposite side of the London Road these are separated from the site by a main road and the proposal would have a limited and acceptable impact on the amenities of these properties.

(iv) Highways issues

The proposal involves the widening of the existing access and the provision of a drive to serve the additional dwellings with turning head and parking (including garaging). The Development Engineer has raised no objections to the proposals and the access and turning is considered acceptable. Car parking would meet the Council's adopted car parking standards and cycle parking would be provided within garages and/or sheds to the rear.

(v) Drainage

The proposed foul and surface water drainage would connect to existing foul and surface water drains (subject to separate consents required with Southern Water). The surface water would be released at pre-development rates into the system with the use of on site SUDS. The Council's Drainage Engineer has raised no objections to these proposals, subject to a condition requiring approval of the details.

(vi) Developer Contributions

The proposed development is CIL liable and a contribution of £59,377.14 approx. is required.

In addition a Solent Recreation Mitigation Project payment of £759.20 has been received to address habitat regulations requirements in relation to increased recreational pressure on the coastal SPA.

8 Conclusion

In conclusion, it is considered that the proposed development would be acceptable in principle and would help meet the Council's housing targets, with associated economic and social benefits in that respect. It would have an acceptable impact on the character and appearance of the area. The amenities of neighbours have been assessed and the impacts are considered acceptable and in line with adopted Design Guidance. The access and turning together with on site parking is considered acceptable. Drainage issues have been suitably addressed at this stage. The social and environmental impacts of the development on the existing site and surrounding development have therefore been suitably taken into account in the proposals.

Planning permission can therefore be recommended.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00311 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 No development hereby permitted shall commence until plans and particulars specifying the alignment, width, gradient and type of construction proposed for alterations to the access and internal road have been submitted to and approved in writing by the Local Planning Authority. The design of the proposed access crossover shall incorporate measures to prevent water from the carriageway flowing onto the site. The implementation and making up of the same shall be completed in full accordance with such plans, particulars and programme as are thus approved by the Authority, and prior to the occupation of the development. .
Reason: To ensure that they are constructed to satisfactory standard and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 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 character and appearance of the area and the amenities of adjacent residents having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 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, and any sustainable urban drainage features proposed to serve the development and details of any other proposed ancillary drainage works/plant, 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 2012.

- 5 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 buildings 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.

- 6 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 and the position of the construction offices 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.

- 7 No development shall commence until An Arboricultural Method Statement and Tree Protection Plan have been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be carried out fully in accordance with the approved details.

Reason: To ensure that retained trees and hedges are retained and protected having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 8 All site clearance and development shall be carried out in strict accordance with the recommendations set out in the submitted Baseline Ecological Site Audit by Betts Ecology dated February 2016.

Reason: To ensure the continuity of amenity afforded by existing hedges or hedgerows and the safeguarding of protected species, 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.

- 9 No development shall take place until all trees that are to be retained within or adjacent to the site have been enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and

construction. Recommendations'. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period.

Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 10 No above ground development hereby permitted shall be commenced until a more detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced, which shall include landscaping of both the entire length of the access drive and the eastern boundary of the site adjacent to properties in Galaxie Road, 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 - which, unless otherwise specified, shall be prior to first occupation of any of the dwellings hereby approved.

The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

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 2012.

- 11 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.

- 12 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extensions, out buildings or first floor windows shall be constructed within the curtilage of the site without the prior approval of the Local Planning Authority.

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

- 13 No part of the development shall be first occupied until details of the type, siting, design and materials to be used in the construction of all means of enclosure, including boundary treatments, acoustic screens and/or retaining walls, have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

Reason: To safeguard the amenities of the locality and or 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.

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

ST-EX-001	Location Plan
ST-EX-002	Existing Site Plan
ST-PL-001 Rev.A	Proposed Block Plan
ST-PL-002	Proposed Transport Plan
ST-PL-003	Proposed Site Sections
H1-PL-01	House 1 - Proposed Elevations
H1-PL-02	House 1 - Proposed Ground, First Floor and Roof Plans
H2-PL-01	House 2 - Proposed Elevations
H2-PL-02	House 2 - Proposed Ground, First Floor and Roof Plans
H3-PL-01	House 3 - Proposed Elevations
H3-PL-02	House 3 - Proposed Ground and First Floor Plans
H3-PL-03	House 3 - Proposed Roof Plans
H4-PL-01	House 4 - Proposed Elevations
H4-PL-02	House 4 - Proposed Ground and First Floor Plans
H4-PL-03	House 4 - Proposed Roof Plan
GR-PL-01	Proposed House 1 detached garage plan and elevations
GR-PL-02	Proposed replacement garage

Baseline Ecological Site Audit by Betts Ecology dated February 2016

Reason: - To ensure provision of a satisfactory development.