
Site Address: Land to rear of 41-49 Frogmore Lane, Waterloooville
Proposal: Reserved matters application relating to landscaping of the site following outline planning permission reference APP/15/00728.
Application No: APP/16/01031 Expiry Date: 02/12/2016
Applicant: Mr A Williams
Driftstone Developments Ltd
Agent: Case Officer: Simon Kennedy
Ward: Hart Plain

Recommendation: **GRANT APPROVAL OF RESERVED MATTERS**

1 Site Description

The application site is located to the rear of 41 to 49 (odd) Frogmore Lane and formerly comprised the rear gardens of these properties. The frontage dwellings are semi-detached single storey properties of traditional character and design, located within long plots on the north-west side of Frogmore Lane.

The parallel rear gardens of further properties in Frogmore Lane lie to the north-east of the site and beyond this, at approximate right angles, the rear gardens of dwellings in Yoells Lane. The rear gardens of dwellings in Yoells Crescent are to the north-west of the site – this road is angled such that garden lengths vary across the dwellings adjacent to the site. Willowside runs to the south-west of the site and the layout of the proposal is such that it would appear as an extension to that road, with dwellings provided to the north-west side of the extended access road and garaging and parking to the south-east side.

The parts of the gardens forming the application site tend to be informal in character and have a variety of boundary treatment. The land in this area slopes down from west to east, with the result that the floor levels of the proposal would sit at a point between those of the existing dwellings in Yoells Crescent and the Frogmore Lane frontage.

2 Planning History

APP/11/00204 - Outline application for erection of 6No. houses and 8No. flats (consisting of 4No. 4 bed semi-detached houses, 2No. 3 bed semi-detached houses and 2No. 2 storey buildings, each containing 4No. 2 bed flats), with associated garage blocks and parking., REF,23/06/2011

APP/15/00228 - Outline application for the construction of 4No. detached 3 bed chalet style bungalows with approval for access and layout with all other matters reserved., REF (29/05/2015) APPEAL withdrawn once permission granted under APP/15/00728

APP/15/00728 - Outline application for the construction of 4No. detached 3 bed chalet style bungalows with approval for access, appearance, layout and scale with landscaping reserved. (Revised application.)(Approved 04/09/2015). Request to Discharge Condition 14 (30/09/2016)., PERM,04/09/2015

APP/15/01145 - Construction of 1No. 5 bed dwelling and detached garage to rear of 57 Frogmore Lane., WD,25/11/2015

3 Proposal

Reserved matters application relating to landscaping of the site following outline planning permission reference APP/15/00728. Amendments to the proposal were made after neighbour comments and re submitted for neighbour notification (7days) on 15/11/2016.

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Landscape Team:

INITIAL COMMENT

The plant schedule requires correction to accurately reflect the planting plan layout (i.e. 3no climber scheduled, but 6no apparent on the layout and 12no trees scheduled, but 15no apparent on the layout).

Prunus avium Plena, Sorbus aucuparia 'Asplenifolia' and Acer campestre can all attain fairly substantial heights and spreads. In light of reasonable concerns from adjacent residents regarding the small sized gardens and proximity of trees to dwellings, I suggest it appropriate to substitute proposed trees for smaller ornamental cultivars and to adjust the locations further inwards away from the boundary fence-line.

FINAL COMMENT

Following review of the revised Landscape Proposals pursuant to discharge of conditions for the above approved application, I note:

- Adjustment of proposed tree planting locations to the rear site boundary abutting 4, 6 and 8 Yoells Lane.
- Corrections to the planting schedule.
- Replacement of originally proposed Prunus avium Plena, Sorbus aucuparia 'Asplenifolia' and Acer campestre with smaller alternative species.

On this basis, the previously raised landscape comments are deemed to have been resolved.

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: 97

Number of site notices: 2.

Statutory advertisement: Not applicable.

Number of representations received: 5

Summary of Objections:

- 1) Concern over height and spread of trees resulting from the proposed tree planting.
- 2) Concerns over parking and highway safety.
- 3) Concern over the accuracy of the submitted plans.

Comment:

Concerns over parking and highway safety have been considered through the outline permission for the development.

The proposed landscaping plan has been revised to reduce the impact of tree planting on neighbouring properties, the revised plan also removed the existing trees plotted inaccurately outside the red line area of the development.

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 and new development
- (iii) Impact upon residential amenity
- (v) Developer contributions.

- (i) Principle of development

The proposal is a Reserved Matters application relating to Landscaping only (all other matters being considered as part of the outline planning application). The principle of development has therefore already been established by outline planning permission reference APP/14/00956.

- (ii) Impact upon the character and appearance of the area and new development

The previous consent has established the principle of redevelopment of the site. The

landscaping has been amended following consultation with the Council's Landscape Officer and it is considered that the proposal would enhance the proposed development previously granted outline planning permission.

(iii) Impact upon residential amenity

The proposed landscaping should enhance the character of the area and provide continuation of the current landscaping provided for the existing adjoining properties on Willowside. The landscaping proposed has been amended during the course of the application to ensure the tree species have an acceptable impact on neighbour amenity. A informative condition is recommended to ensure that the landscaping is provided inline with the approved plan and to ensure that any planting that dies be replaced within the first 5 years after implementation.

(v) Developer contributions

The proposal is CIL liable for a payment of £42,817.11, the relevant paperwork for CIL liability has been returned and completed. The proposal is also liable for a contribution towards the SRMP (Solent Recreation Mitigation Partnership) of £696 plus an admin and monitoring fee which has been paid previously to this application. The relevant paperwork for this has been returned and completed. The proposal therefore accords with Policy CS21 (Developer Contributions).

8 Conclusion

In conclusion, the proposed development is acceptable in principle having previously been granted outline consent and would have an acceptable impact on the character and appearance of the area. The proposals are considered to relate well to adjoining residential properties and as such the landscaping proposals are considered appropriate.

9 RECOMMENDATION:

That the Head of Planning be authorised to grant approval for application APP/16/01031

(A) Subject to the following conditions:

- 1 The landscaping works shown on the approved plan drawing number LSP/061/001 Rev: B -Landscape Proposals 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 policies CS11, CS16, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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

LSP/061/001 Rev:B - Landscape Proposals
Location Plan - Dated 06/10/2016

Reason: - To ensure provision of a satisfactory development.