
Site Address:	Land adjacent to Ben Hall, Hambledon Road, Waterlooville, PO7 6XB		
Proposal:	Erection of 4No. 1 bedroom self contained apartments with associated cycle and bin storage.		
Application No:	APP/16/00356	Expiry Date:	07/06/2016
Applicant:	Mr DeSouza D&K Contracting Services Ltd		
Agent:	Mr Chahal	Case Officer:	Rachael McMurray
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

Ben Hall is a semi-detached dwelling fronting directly onto Hambledon Road. A planning application has been granted (APP/15/00267) on the neighbouring and adjoining site, Meadow Lea for the subdivision of the garden and the erection of a new dwelling. To the north-west is a large residential development site and extensive residential land use opposite the site.

To the south east of the site is a new development of 10 apartments (Planning Permission APP/14/01107) which has a rear parking court. The existing rear / side boundary of Ben Hall currently forms the boundary with this parking court. To the south east of this, is a large commercial building located on Waterberry Drive.

2 Planning History

95/53100/004 - Certificate of lawfulness for use of part of garden for storage of building materials/ equipment.
, PERM,19/09/1995
93/53100/002 - Dormer at Rear., PERM,06/12/1993
APP/15/00742 - Discharge of Condition No's 3,4,5,6,7,14 and 16 of Planning Permission APP/14/01107., PERM,25/08/2015
GEN/15/00746 - Access requirements for new build proposal, ,31/07/2015 15:26:46
GEN/16/00118 - Pre application advice for 4 apartments., ,09/03/2016 20:55:20

3 Proposal

Erection of 4No. 1 bedroom self contained apartments with associated cycle and bin storage. A parking court would be provided at the front of the building which would be accessed from the parking court which serves the adjacent parking court. The site would include an rear of shared amenity space to the rear of the building.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS21	(Developer Requirements)
CS9	(Housing)
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

Environment Agency:

No objections subject to following planning conditions being included:

1. development to be carried in accordance with approved FRA.

This response is on the understanding that HBC is satisfied that the sequential test has been adequately demonstrated to the requirements set in the NPPF.

Engineering/Drainage, HBC:

No drainage observations

Building Control:

No response provided.

Development Engineer:

The Highway Authority has no objection to this application provided that a planning condition is imposed that the parking and turning on site is set out as shown on the submitted layout plan to allow vehicles to turn on site and exit the development in a forward gear. To satisfy HBC parking standards, one car parking plus cycle facilities per unit is to be provided and retained on the site.

The site does not include a footway link to the surrounding area and I would suggest that the developer incorporates a hardening of the existing frontage verge along Hambledon Road to provide a footway which could ultimately be extended to the north and south to provide a public footway.

Waste Services Manager:

No objections

Landscape Team:

The adjacent application site (APP/15/00267) proposals plan (CFA/FULL/01 Rev03) indicates a 1 metre clearance between the 3 bed dwelling south-eastern boundary. Conversely, the proposed layout for this application (plan ref. 2015/01) indicates this distance reduced to less than half – has this been inaccurately represented or is there a proposed boundary line adjustment?

The parking provision for this application looks cramped, with little scope for enhancement planting to improve the appearance of car parking and close board fencing. I am also concerned there is a likelihood that vehicles manoeuvring into all 4 bays will impact and damage the adjacent 1.8m timber closeboard fence – I suggest a

vehicular tracking exercise is undertaken to demonstrate these bays are viable and how this layout might be improved.

The bin storage facility seems quite remote from the proposed dwellings?

The pedestrian route does not sufficiently link from this bin store or the cycle store to the proposed dwellings – I would prefer the layout is adjusted to improve this.

Officer Note - amended plans were received on 24 May 2016 which reflected the above comments. The Landscape Officer provided a further response to confirm they were satisfied with the amendments.

Traffic Management:
No objections

Southern Water:
The exact position of the sewer must be determined on site by the applicant before the layout of the proposed development is finalised.

Please note:-

No development or new tree planting should be located within 3.5 metres either side of the centreline of the 525mm public foul sewer

No development or new tree planting should be located within 3 metres either side of the centreline of the public foul rising main and foul sewers.

All existing infrastructure should be protected during the course of construction works.

No new soakaways should be located within 5 metres of a public sewer.

Due to changes in legislation that came into force on 1 October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or at www.southernwater.co.uk.

The applicant has not stated details of means of disposal of foul and surface water drainage from the site.

Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.

We request that should this application receive planning approval, the following informative is attached to the consent:

'A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Sparrowgrove House,

Sparrowgrove, Otterbourne, Hampshire, SO21 2SW, (Tel: 0330 303 0119) or
www.southernwater.co.uk.'

The Council's Building Control Officer's or technical staff should comment on the adequacy of soakaways.

The proposed development would lie within a Source Protection Zone around one of Southern Water's public water supply sources as defined under the Environment Agency's Groundwater Protection Policy, SW will rely on your consultations with the EA to ensure the protection of the public water supply.

Environmental Health:

If application is approved, please include a similar condition to Planning Permission APP/14/01107 with regards to noise emissions and attach informatives relating to dust mitigation, bonfires and hours of working.

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: 2

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

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 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.

(ii) Impact upon the character of the area

The application is for the construction of an apartment block containing 4no. 1bed units with the existing garden of Ben Hall. The adjoining neighbour at Meadow Lea has recently been granted planning permission to subdivide the rear garden for the provision of a new dwelling in the lower half the site. As such, the precedent has already been set for the subdivision of the plot in this manner. The proposed building would sit adjacent to the siting of the new dwelling and would be set off the boundary

by 1.5m. The existing dwelling Ben Hall, would have a smaller garden depth of over 13m which is considered to adequate for a dwelling of this size.

Whilst the access to the dwelling at the rear of Meadow Lea runs alongside the existing house, the access to the proposed apartment block would be an extension of the access serving the rear parking court of the new adjacent apartment block which lies to the east of Ben Hall. As such, the impact on Ben Hall would be less than placed on Meadow Lea in terms of loss of space and potential disturbance from vehicular activity.

The proposed building would not be visible from the wider streetscene however it is considered to be an attractive design and proposes the use of quality materials. Whilst the building would contain 4 no. units, it has been designed to appear as one single dwelling. There is sufficient space on site to include a front parking area with turning space and a landscaping to the sides and a small amenity area at the rear. Overall it is considered that the development would not have an adverse impact on the character of the area.

(iii) Impact upon residential amenity

The proposed building would be 0.5m higher than the adjacent dwelling. However there would be a separation distance of 2m and as the front and rear building lines are very similar, the impact of the proposed building on this neighbour would be limited.

There would be a 22m separation distance between the front of the new building and the rear of Ben Hall which is considered to be a sufficient amount of spacing so as not to appear overcrowded. The building has been designed so avoid any overlooking windows at first floor level facing northwards. Therefore any loss of privacy on Ben Hall would be minimal.

(iv) Parking provision

The proposal provides 4 no. on site parking spaces which accords with the adopted parking standards. The Council's Development Engineer has been consulted and has advised that they have no objection to this application provided that a planning condition is imposed that the parking and turning on site is set out as shown on the submitted layout plan to allow vehicles to turn on site and exit the development in a forward gear.

(v) Other matters

The Council's Environmental Health Officer has advised that it is important to ensure noise mitigation measures are present to protect future residents of the proposed development. This is a result of the site being located in close proximity to a major development area and a commercial unit which the EHO considers to have increased the traffic to the area. An acoustic report was provided for the larger development to the land adjacent to / west of Ben Hall which identified the background noise levels.

The EHO has advised that an updated noise assessment should be provided. However, since that time planning permission has been granted for the dwelling to the rear of Meadow Lea. There was no requirement for this proposal to provide an updated acoustic report and therefore it would be unreasonable to place that requirement on this application. Furthermore, any future occupier would be aware of the built up character of the immediate locality and any associated noise activity.

Overall therefore whilst the advice of the EHO is taken on board, for this particular case, further acoustic information has not been requested.

The proposal is subject to financial contributions relating to the Community Infrastructure Levy (CIL) and the Solent Disturbance Mitigation Project (SDMP). The necessary CIL liability acceptance form and an appropriate SDMP Deed and Payment have been submitted.

8 **Conclusion**

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00356 subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 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 building(s) 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 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: 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.
- 4 No development hereby permitted 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 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 CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 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 boundaries, screens 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 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.

- 6 The car parking, servicing and other vehicular access arrangements shown on Drawing Number 2015/01 C received on 24th May 2016 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.

- 7 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 proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) 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.

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

Location Plan - 2015/02

Amended proposed site plan, elevations and floor plans - DN: 2015/01 Rev C

Reason: - To ensure provision of a satisfactory development.