

Site Address: Land South of, Ranelagh Road, Havant
 Proposal: Variation of Condition 43 of Planning Permission APP/12/00772 to enhance the viability of the site (Plot 16 now Plot 1, Plot 71 now Plot 2 and Plot 76 now Plot 3).
 Application No: APP/16/00380 Expiry Date: 14/07/2016
 Applicant: Mrs S Collins
 Foreman Homes
 Agent: Case Officer: David Eaves
 Ward: St Faiths

1 Site Description

2 Planning History

APP/13/01267 - Application for non-material amendment to Planning Permission APP/12/00772 to revise front boundary position of houses fronting Ranelagh Road and increase width of footway adjoining those houses., PERM,14/01/2014

APP/14/00561 - Discharge of Condition No. 11 of Planning Permission
APP/12/00772.. WD.05/12/2014

APP/14/00844 - Discharge of Condition No's 32, 33 & 42 of Planning Permission
APP/12/00772.. WD.05/12/2014

APP/14/01067 - Discharge of Condition 23 of Planning Permission APP/12/00772.,

WD,05/12/2014

APP/14/01262 - Discharge of Condition No/s 2, 4, 5, 6, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 32, 33, 36, 37, 40, 41 and 42 of Planning Permission APP/12/00772., ,

APP/15/00894 - Variation of Condition 43 of Planning Permission APP/12/00772 to amend approved plans in relation to Plot 16 (house type)., WD,02/02/2016

APP/15/01065 - Discharge of Condition No. 38 of Planning Permission APP/12/00772., PERM,10/11/2015

APP/15/01426 - Erection of 5No. two storey houses comprising 1No. 2 bed house, 2No. 3 bed houses and 2No. 4 bed houses, construction of hard surfacing for car parking and access. , UNK,

APP/15/01427 - Erection of 12No. terraced houses comprising 4No. 2 bed houses and 8No. 3 bed houses, construction of hard surfacing for car parking and access., UNK,

APP/15/01428 - Erection of 5No. 2 bed two storey houses and 1 No. 3 bed house, construction of hard surfacing for car parking and access., UNK,

APP/16/00276 - Variation of Condition No. 43 of Planning Permission App/12/00772 to amend 7 plots., UNK,

APP/16/00277 - Erection of 16 dwellings comprising of 8No. 2 bed houses and 8No. 3 bed houses. , UNK,

APP/16/00379 - Erection of 11No. 3 bedroom houses, 2No. 2 bedroom houses and 5No. 2 bedroom flats., DEL,

3 Proposal

Variation of Condition 43 of Planning Permission APP/12/00772 to enhance the viability of the site (Plot 16 now Plot 1, Plot 71 now Plot 2 and Plot 76 now Plot 3).

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
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

DM17	(Contaminated Land)
AL1	(Presumption in Favour of Sustainable Development)
DM18	(Protecting New Development from Pollution)
DM24	(Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)

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

5 Statutory and Non Statutory Consultations

Environment Agency

No comments received

Hampshire Fire and Rescue Service, Service Delivery (Community Safety Delivery)

No comments received

Southern Water:

Submitted drainage layout shows proposed soakaway over public sewer.

No soakaways, swales, ponds or any other surface water retaining or conveying features should be located within 5m of a public sewer.

Officer Comment:

The drainage condition in relation to planning permission APP/12/00772 remains in place and needs to be complied with. This is being addressed separately in relation to the wider scheme.

Access Development Team - Countryside Service

No comments received

Open Spaces

No comments received

Planning Policy

No comments

Hampshire Constabulary

No comments received

Open Space Society

No comments received

Landscape Team

No landscape objection.

Langstone Harbour Board

No objections

Housing

No comments.

Development Engineer (Highways)

Other than the above comment the Highway Authority has no adverse comment to this application providing the parking layout is checked Planning authority places the following conditions on the decision notice.

The parking, turning and servicing area are set out and retained as shown on the layout plan.

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.

Officer Comment: *These issues are covered by the original planning conditions which are proposed to be re-imposed.*

Environmental Health

No adverse comments.

Waste Strategy Team

No comments

Department of Transport, Highways Agency

No comments

Engineering/Coast & Drainage

Providing that the same SuDS drainage philosophy applies to this as to the original application then no drainage observations.

County Ecology

No comments received

Natural England

No comment to make.

County Archaeology

Would not raise any archaeological issues with regard to the details of this planning application.

Business Development

No comments received

Conservation Officer

No objection

Building Control

No comment

Arboriculturalist

No comments received

Network Rail

No comments received

Hampshire County Council, Landscape Planning & Heritage

No comments received

Portsmouth Water

Portsmouth Water has concerns regarding this site and the potential for groundwater quality deterioration, as outlined by our response dated 6th November 2015, related to piling and the surface water drainage strategy. As such, we would request that the following planning conditions from APP/12/00772 be transferred to APP/16/00380:

- ☐ Condition 4 – foul water drains and sewers
- ☐ Condition 5 – surface water drainage (*amendment required*)
- ☐ Condition 6 – contaminated land
- ☐ Condition 7 – verification reporting
- ☐ Condition 8 – contamination not previously identified
- ☐ Condition 9 – piling (*amendment required*)
- ☐ Condition 23 – construction management plan

Officer Comments:

The drainage requirements are being considered in relation to the wider site and the relevant conditions remain and are proposed to be re-imposed by this consent.

Environment Agency

No comments received.

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: 47

Number of site notices: 1

Statutory advertisement: 29/04/2016

Number of representations received: 1

Summary:

Comments made in relation to units 15-18 (not altered in this application)

Having due regard to the existing residential planning permission APP/12/00772 and associated planning conditions, our clients have no objection to the current revised proposals **provided that** the Council re-imposes conditions 14 (double glazing), 15 (4m high acoustic barrier), 16 (soft landscaping), 17 (advance or screen planting) and 18 (landscape management plan), and ensures full compliance with the approved details; in order to safeguard the amenities of the locality and occupiers of neighbouring property and to protect the occupants of nearby future residential properties from noise nuisance from business premises in Marples Way, having due regard to Policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Officer Comment: This application will be subject to all relevant original planning conditions

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
- (iv) Drainage issues
- (v) Car parking
- (vi) Developer contributions

(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 site is allocated in the Havant Borough Local Plan (Core Strategy) for development. The three units to be altered form part of a larger development site granted planning permission under planning application reference APP/12/00772. the principle of the development is therefore established.

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

The proposal relates to three of the units, formerly plots 16, 71 and 76, now plots 1, 2 and 3. The plots all have consent for dwellings and there is therefore no increase in the number of units on the larger development site as a result of this development. The alterations are as follows:

Plot 16:

Proposed 4 bed house (garage and 2 parking spaces) - previously approved as 3 bed house

Plot 71:

Proposed 4 bed house (garage and 2 parking spaces) - previously approved as 3 bed house

Plot 76:

Proposed 4 bed house (garage and 2 parking spaces) - previously approved as 3 bed house

The alterations are considered acceptable and would have an acceptable appearance in the new estate and beyond.

(iii) Impact upon residential amenity

The relationship of the amended dwellings to those adjoining them in the wider development has been assessed and the plans for plots 71 and 76 have been slightly amended to prevent additional overlooking. The proposals are now considered acceptable.

(iv) Drainage issues

Drainage issues have been raised by southern Water and the original drainage consent for the site has yet to be approved. Portsmouth Water have requested

re-imposition of conditions and amendments to two existing conditions. The original conditions have been re-imposed and these are considered to address the concerns raised. This change relates to a small part of the wider development and drainage is being addressed comprehensively across the scheme.

(v) Car parking

Car parking proposed would meet the requirements of the councils adopted Car Parking standards.

(vi) Developer contributions

Developer contributions were secured through the original permission. The original consent was pre the adoption of CIL and therefore CIL is only applicable in relation to the additional floorspace proposed in the revised housetypes, which amounts to 50sqm (a CIL liability of £4000 accruing).

8 Conclusion

In conclusion, it is considered that the proposed alterations are acceptable in principle and would have an acceptable impact on the character and appearance of the area and residents of the estate. Planning permission can therefore be recommended.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00380 subject to the following conditions:

- 1 Notwithstanding the submitted plans the development hereby permitted shall be carried out and completed in accordance with details approved subject to the discharge of the following planning conditions imposed in relation to planning permission APP/12/00772:

- Condition 2 (Roads and Footways)
- Condition 4 (Foul Drainage)
- Condition 5 (Surface Water Drainage)
- Condition 6 (Contamination)
- Condition 7 (Verification Report)
- Condition 8 (Contamination not previously identified)
- Condition 9 (Piling)
- Condition 10 (Underground services in relation to trees)
- Condition 11 (Building Materials)
- Condition 12 (Surfacing Materials)
- Condition 14 (Glazing Noise)
- Condition 17 (Screen Planting)
- Condition 19 (Landscape management)
- Condition 21 (Tree/Hedge Protection)
- Condition 23 (Construction Management)
- Condition 24 (Refuse)
- Condition 40 (Meyrick Road Open Space)
- Condition 41 (Sewer Protection)

Reason: To ensure that the development is acceptable in relation to the

above matters having due regard to the policies of the Development Plan and the National Planning Policy Framework.

- 2 No dwelling hereby permitted shall be occupied until space for the loading, unloading and parking of vehicles has been provided within the site, surfaced and marked out in accordance with the approved details. Such areas shall thereafter be retained and used solely for those purposes.

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 2012.

- 3 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order, the garages hereby permitted shall be provided and at all times retained for the parking of vehicles unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that adequate car parking remains available 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 2012.

- 4 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A/D and E of the 1995 Order, as amended, shall be erected within the curtilage of Plots 1 (formerly Plot 16), Plot 2 (formerly Plot 71) and Plot 3 (formerly Plot 76) without the prior written approval of the Local Planning Authority.

Reason: In the interests of the character of the development and the amenities of the area having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Proposed Site Plan and Location Plan Drawing No. 14.071B.01 Rev B
Plot 1 Floor Plans, Elevations Drawing No. 14.074B.03
Plot 2 Floor Plans, Elevations Drawing No. 14.074B.04 Rev A
Plot 3 Floor Plans, Elevations Drawing No. 14.074B.05 Rev A
Garage Floor Plan & Elevations Drawing No. 14.074B.06
Landscape Proposals Drawing No. FOR20288 11 C
External Works Drawing No. 14-2260-620B Version P1
Email dated 1st July 2016 from Foreman Homes (Boundary treatment)

Reason: - To ensure provision of a satisfactory development.