
Site Address:	Land rear of 42 Milton Road, Waterlooville, PO7 6AA		
Proposal:	Erection of 1No. 1 bed bungalow.		
Application No:	APP/16/00631	Expiry Date:	17/08/2016
Applicant:	Miss M Crockford		
Agent:	Mr A Kanavan	Case Officer:	Daphney Haywood
	Kanavan & Wingfield		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

42 Milton Road comprises a detached bungalow of brick and tile construction situated on the corner plot of Milton Road and Jubilee Road. The front of the bungalow includes an area of hard standing for on site parking. . This part of Milton road is primarily residential in character whilst this part of Jubilee Road is of mixed residential and commercial character, with 2 storey housing on the opposite side of the road and commercial premises adjoining the application site.

2 Planning History

07/72384/000 - Demolition of existing garage and erection of a double garage with new access onto Jubilee Road. Raise roof of bungalow to form barn hipped roof with dormer windows to front and rear. , PERM,14/08/2007

08/72384/001 - Erection of 1No. 3 bed chalet style dwelling with associated garaging and parking together with refuse/recycling, bottle/glass storage and undercover secure cycle storage., REF,16/12/2008

GEN/16/00396 - Proposed two bed chalet bungalows rear of 42 Milton Road, fronting Jubilee Road., ,05/05/2016 15:27:35

3 Proposal

Erection of 1No. 1 bed bungalow on part of the rear garden to 42 Milton Road. The bungalow which would be accessed off Jubilee Road would be served by one parking space and a rear garden of approx 10m wide by a maximum depth of 6.1m.

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)
DM10	(Pollution)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

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: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control

No adverse comments

Southern Water

No adverse comments. Informative requested.

Engineering/Drainage

Not sure whether soakaways will be successful in this location. Soil conditions will need to be proved by BRE test, which may require positive surface water drainage.

HCC Highways

No comments to make - HBC to respond

Development Engineer - Highways

The Highway Authority has no adverse comment on this application subject to a condition on the construction of a dropped kerb vehicular crossing. I recommend that the Planning Authority condition the provision and retention of one parking space and cycle facilities

Waste Services Manager

Provision must be made for the collection of the bi-weekly waste in wheeled bins

Crime Prevention -Minor Apps

No comments received

Public Spaces

No comments received

Traffic Management Team

The traffic team has no adverse comment to make on this application.

Environmental Health

No objection subject to contamination conditions

Dwelling would be close to boundary with industrial unit and condition re acoustic measures to comply with BS8223:2014 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: 11

Number of site notices: one

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary: My neighbours and myself would be open to having a dropped curb to help elevate the expected influx of cars at this end of the road, if the building plot goes ahead.

Comment: Noted

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 streetscene
- (iii) Impact upon residential amenity
- (iv) Adequacy of the site to accommodate the development.
- (v) 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 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 streetscene

The main impact relates to the Jubilee frontage. The proposed bungalow would be sited on a similar building line to the existing dwelling and whilst it would sit slightly forward of the adjacent commercial building, the bungalow would be modest in scale and would not be intrusive. As such the visual impact is deemed appropriate in context to the street scene and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iii) Impact upon residential amenity

The plans have been amended to remove the windows facing the boundary with the existing dwelling, and decrease the roof bulk in this location by introducing a fully hipped roof on this elevation. Whilst the separation between these dwellings is only 8m given that the proposed dwelling is single storey the amended plans are considered to provide a satisfactory relationship.

Regarding the dwelling that lies to the north west, the proposed bungalow would be sited between 4 and 6m from the boundary with its rear garden. This relationship is tight, but considered adequate given the single storey and low eaves height of the proposal and that the proposed property would be a one bed dwelling. In respect to the dwellings opposite, these are located on the other side of Jubilee Road and would not be adversely impacted. It is therefore considered that the proposal would have negligible impact on the properties immediately adjacent to, opposite and to the rear of

the application site, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Adequacy of the site to accommodate the development.

Parking in accordance with adopted standards would be provided on site for both the existing and proposed dwelling. In respect to garden sizes that of the proposed dwelling falls short of the minimum depth set out in the Borough Design Guide, however, at 10m wide and in relation to the one bedroom form of the development the garden is considered to provide an acceptable level of amenity space. The existing dwelling would retain a garden of 16m width by 6m depth and given the relatively modest scale of the existing dwelling this is considered acceptable.

(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(£51269.52p).

8 Conclusion

The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00631

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 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 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.

- 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 proposed to serve the same 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.

- 5 The landscaping works shown on the approved plans ref 2305:11B 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 and CS16 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, 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

- 7 The car parking, servicing and other vehicular access arrangements (including the provision of a dropped kerb vehicle crossing) 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.

- 8 The acoustic mitigation measures to be employed with regard to the building envelope, including fenestration and ventilation, shall be carried out in accordance with BS8223:2014 standards as recommended for indoor ambient noise levels for dwellings, especially in relation to living rooms and bedrooms i.e during the day (07:00 to 23:00) 35dB L Aeq,16 hour and at night (23:00 to 07:00) 30 dB L Aeq,8 hour for bedrooms.

Reason: To ensure the residential amenity of the property is not impacted upon by any external noise levels and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 9 Prior to the commencement of development hereby approved, an assessment of the presence, nature & extent of contamination at the site (which may have originated from outside the curtilage), shall be submitted to and approved in writing by the Local Planning Authority.

The assessment shall be undertaken by competent persons, and the findings presented as a written report. The assessment may comprise separate reports as appropriate, but unless specifically excluded in writing by the Local Planning Authority, shall include;

1) Site investigation appropriate to approved use of the site; to provide sufficient data and information to adequately identify & characterise any physical contamination on or affecting the site, and to inform an appropriate assessment of the risks to future occupants.

2) The results of an appropriate risk assessment based upon (1), and where unacceptable risks are identified, a Remediation Strategy that includes;

- appropriately considered remedial objectives,
- an appraisal of remedial &/or risk mitigation options, having due regard to sustainability, and;
- clearly defined proposals for mitigation of the identified risks.

3) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the Remediation Strategy (2) are complete, to include consideration of contingency action. All elements shall be adhered to unless agreed in writing by the Local Planning Authority Reason: Having due regard to policies DM10 of the Havant Borough Adopted Core Strategy [2011] and DM17 of the Havant Borough Local Plan (Allocations) [2014], Contamination may be present at the site as a result of adjacent land uses (&/or activities) that could pose a risk to future residential occupants.

Reason: Having due regard to policies DM10 of the Havant Borough Adopted

Core Strategy [2011] and DM17 of the Havant Borough Local Plan (Allocations) [2014], Contamination may be present at the site as a result of adjacent land uses (&/or activities) that could pose a risk to future residential occupants.

- 10 Prior to the occupation of any relevant part of the permitted development, any verification report required in accordance with condition [1] shall be submitted to and approved in writing by the Local Planning Authority.

The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan, and must demonstrate that site remediation criteria have been met &/or that the integrity of risk mitigation measures is adequate.

Reason: Having due regard to policies DM10 of the Havant Borough Adopted Core Strategy [2011] and DM17 of the Havant Borough Local Plan (Allocations) [2014], Contamination may be present at the site as a result of adjacent land uses (&/or activities) that could pose a risk to future residential occupants.

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

Site location and floor plan ref 2305:10-revised 03/08/2016
Elevations and sections re 2305:B revised 03/08/2016

Reason: - To ensure provision of a satisfactory development.