
Site Address:	Park Lodge, Hooks Lane, Havant, PO9 3DT		
Proposal:	Construction of two semi-detached houses.		
Application No:	APP/15/01414	Expiry Date:	02/09/2016
Applicant:	Mr Greenhouse		
Agent:	Mr McDermott	Case Officer:	David Eaves
	Town Planning Expert		
Ward:	Bedhampton		

Recommendation: **REFUSE PERMISSION**

1 Site Description

The site lies to the west of Hooks Lane from which it would be accessed. To the west is the grandstand for Havant Rugby Club and to the east is Park Lodge a two storey dwelling which is a single dwelling with a number of individuals sharing facilities.

To the north of the site is the Rugby pitch and to the south is a pitched roofed amenity building.

The site for the proposed dwellings forms part of the former garden to Park Lodge and is now overgrown.

2 Planning History

In relation to Park Lodge:

97/56733/003 - Single storey rear extension (revised application), PERM,23/04/1997

96/56733/002 - Single storey rear extension, REF,06/02/1997

92/56733/000 - Two storey extension to provide granny flat and additional bedroom accommodation., PERM,05/05/1992

APP/15/01390 - Application for Certificate of Lawfulness relating to existing use of the building as 1No. 4 bed maisonette and 1No. studio flat., REF,11/02/2016

3 Proposal

Construction of two semi-detached two storey houses. The dwellings would be 2 bedroomed.

These houses would be located on a site of approximately 223sqm. The buildings would cover the width of the plot.

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)

Havant Borough Council Borough Design Guide SPD 2011

Havant Borough Council Parking SPD 2016

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control

No comments received

Development Engineer Highways

The redline does not include access to a Public Highway. The design statement states that the maximum car parking requirement is 2 spaces per dwelling. This site does not have road access and as such is unable to provide car parking onsite. I am aware that there is a parking problem especially on match days and I am sure the Traffic Team will mention this within the reply. A parking survey for Fridays, Saturday and Sunday would help in deciding if there is a highway/ amenity reason for refusal.

Officer Comment: The red line has now been amended to show access to the public highway. The Councils adopted parking standards 2016 provide minimum car parking requirements.

Waste Services

No concerns over waste collection regarding this planning application.

Public Spaces

No comments received.

Crime Prevention -Minor Apps

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: 4

Number of site notices:1

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary:

Overdevelopment

Out of Character

Noise impact from Rugby Club use

Contrary to policy DM18 of Local Plan

Potential for noise complaints from residents which could constrain club's activities and sporting endeavours.

Contrary to policy CS16 which requires high quality design.

Could be garden to Park Lodge

Overlooking

Contrary to policy DM13 and AL1 - lack of parking and not sustainable

Cars could not be seen from house contrary to good urban design and Borough

Design Guide and policy CS8

Inadequate private amenity space contrary to Borough Design Guide

Certificate incorrect

Street view misleading

Concern Rugby balls land in site possibly endangering young children.

Procedure in relation to Red line change questioned.

Comment:

The change in Red Line area is to allow for access to the public highway, the application was made 'subsequently invalid' in order that the red line and Certificate B and Notice No.1 could be served. The land in question is HBC land. The revised plan and Cert B together with the service of the Notice allowed for the application to be re-validated. No prejudice has been caused by this change and it is considered that this pragmatic approach is the most appropriate way of processing the planning application.

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) Highway/Parking issues
- (v) Developer Contributions

- (i) Principle of development

The application site is situated within an urban area where further residential development is considered acceptable subject to the usual development control criteria.

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

The proposal is to provide a semi-detached pair of dwellings on a site between Park Lodge (understood to have been originally linked in use to the maintenance/management of the recreation ground) and the Grandstand of Havant Rugby Club. There are other community buildings to the south.

The site itself is considered to be constrained in terms of its site area and the provision of two dwellings in this location unconnected with the adjoining leisure/recreation uses is considered to be out of character with these uses. The dwellings would appear cramped on the site and with a density of over 80 dwellings/ha are considered to represent an overdevelopment of the site.

The contrast between the existing leisure/recreational uses and unconnected residential development leads to a number of other issues explored below, however, in terms of the character of the area it is considered that the development would be harmful to the established character and visual amenities and contrary to policies CS16 of Havant Borough Local Plan (Core Strategy) and the Borough Design Guide SPD.

(iii) Impact upon residential amenity

In relation to the impact on residential amenity there are two impacts to be considered, the relationship to Park Lodge and the amenities of the future residents of the two dwellings.

The site formerly formed part of the residential curtilage of Park Lodge. Park Lodge itself is a dwelling with a side annex and is a single dwelling house although it is understood to be occupied by a number of individuals sharing facilities and living as a single household. There are two windows in the flank wall of Park Lodge facing the application site, one at ground and one at first floor level. Both appear to serve dual aspect rooms. There is only one ground floor high level window facing Park Lodge proposed. It is considered that whilst there would be some loss of light to the side windows in Park Lodge this would not represent an unacceptable relationship.

The retained rear garden area would be between 6.5 and 8.25 deep which is further reduced by the hedges bounding the northern site boundary. The Borough Design Guide states that *Garden length should normally allow 10 metres between the dwelling and the boundary*. It is noted however that the plot is wide (approx 20.8m). It is considered on balance that the retained rear amenity space to Park Lodge is acceptable notwithstanding the loss of the more usable side garden area..

The proposal shows the provision of car parking to the front of Park Lodge for both the existing property and for the new dwelling. This would result in the removal of vegetation/hedges and would result in parking that is unconnected with the dwelling immediately adjacent to Park Lodge door and windows and would also appear to result in the removal of parts of the building. This has not been clarified during the course of the application. The proposed car parking for the new dwellings would have an unsatisfactory relationship to Park Lodge and is considered harmful to the residential amenities of the occupants due to noise, disturbance and associated activity immediately adjacent to the dwelling.

In relation to the proposed dwellings there are a number of concerns. The dwellings would be dominated by the mass and bulk of the Grandstand to the west of plot 1. This is a two storey structure set close to the western site boundary. This feature

would dominate the proposed gardens to the north of the property and result in an overbearing impact and loss of afternoon light.

The gardens of the proposed dwellings would themselves be small with a depths between 5.5m and 6.8m and a width of 5.65m. To the south are small patio areas measuring a depth of 3.85 and width of 5.6m. The dwellings proposed are two bed houses which would be suitable for family accommodation. The external amenity areas would be small and would provide substandard amenity space for residents, this would conflict with policy CS16 and the Borough Design Guide SPD. The gardens are further compromised by the impact of the adjacent Grandstand.

The dwellings are also located immediately adjacent to the Rugby pitch and Grandstand. It is noted that the Grandstand includes a public address system and functions are held at the club. An objection has been raised by the Rugby Club with regards to the proximity of the proposed dwellings to their facilities in relation to likely noise impacts. A noise assessment has also been requested during the course of the application but has not been received. On the basis of the information available it is considered that the provision of additional housing in the location proposed is likely to lead to an unacceptable relationship between the existing sports facilities and the amenities of future residents.

(iv) Highway/Parking issues

The proposals would be accessed via existing paths and there would be no direct vehicular access into the curtilages of the properties. The Councils Parking SPD (July 2016) requires a minimum car parking requirement of 2 spaces for a two bed dwelling. The proposals provide 1 space per unit set within the retained curtilage of Park Lodge. It is recognised that there is parking nearby, however, this is understood to be busy on match days and no parking survey has been provided. The car parking would be sited away from the dwelling and is not considered to be appropriate as stated above. It is considered that the lack of on site parking further demonstrates the cramped form of development proposed.

(v) Developer Contributions

The proposed development would be CIL liable and should permission have been recommended a CIL contribution would have been sought and an informative in relation to this matter is recommended.

This development would increase the number of dwellings within the 5.6km zone identified as significant in potentially increasing recreational pressure on the Solent SPA. Natural England's advice in regard all new housing development within this zone is that it is likely to have a significant effect on the SPA. The measures of mitigation adopted by the LPA at the end of June 2014 require a payment of £176 per dwelling to the Solent Recreation Mitigation Project together with £20 administration and £8.80 monitoring fee. As the proposal is recommended for refusal the SRMP has not been pursued at this stage.

8 Conclusion

In conclusion the proposal would represent a cramped form of residential development adjacent to leisure/recreational uses and would detract from the character and appearance of the area. Furthermore, the proposals provide inadequate private amenity space and would have an unacceptable relationship to existing uses. Car

parking provision is poorly located and harms existing residential amenities. The development does not mitigate impacts on the SPA from increased recreational pressure on the Harbours. It is therefore recommended that the application be refused planning permission.

9 RECOMMENDATION:

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/15/01414 for the following reasons

- 1 The proposed dwellings would due to their number, design and siting lead to a cramped form of development out of character with the established pattern of development which is dominated by sporting and recreational development. The proposal is therefore considered harmful to the character and appearance of the area and is contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 together with the National Planning Policy Framework.
- 2 The proposed development would result in an unacceptable amount and quality of outside amenity space for the future occupiers of the proposed dwellings. The northern garden areas would be dominated by the existing Grandstand to the west of the site which would have an overbearing impact on these gardens and reduce light in particular to unit 1. Furthermore the siting of the dwellings adjacent to the Grandstand and Rugby pitch is likely to lead to an unacceptable relationship between uses by reason of noise and activity further detracting from the residential amenities of future residents. The proposal is therefore contrary to Havant Borough Local Plan (Core Strategy) 2011 policy CS16 together with Havant Borough Local Plan (Allocations) 2014 policy DM18 together with the National Planning Policy Framework.
- 3 The proposed development would result in additional car parking provision within the curtilage of Park View which would be remote from the two proposed dwellings and would have a harmful impact on the residential amenities of the occupants of Park View by reason of additional noise and activity adjacent to that property unconnected to its occupation. The proposals would also appear to result in the need for physical alterations to Park View to accommodate the car parking which would further detract from existing amenities. The proposal also fails to provide adequate car parking to meet the Councils adopted minimum parking standards which is likely to result in remote parking to the harm of the amenities of future occupants. The proposal therefore conflicts with Havant Borough Local Plan (Core Strategy) policies CS16 and DM13, Havant Borough Council Parking SPD 2016, Havant Borough Council Borough Design Guide SPD 2011 and the National Planning Policy Framework.
- 4 The proposal, without completion of the appropriate binding arrangements to secure a contribution towards the Solent Recreation Mitigation Project, is contrary to the Council's Policy on contributions towards measures of mitigation adopted by the Local Planning Authority. These seek to ensure that

the provision is made from new development towards mitigating against increasing recreational pressure on the Solent SPA. The development is therefore contrary to policies CS11 and CS21 of the Havant Borough Local Plan (Core Strategy) 2011 and Policy DM24 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.