
Site Address:	51 Longwood Avenue, Waterloooville, PO8 8JA		
Proposal:	Erection of 1No. 3 bed detached dwelling and alterations to 51 Longwood Avenue.		
Application No:	APP/16/00593	Expiry Date:	29/08/2016
Applicant:	Mr Smith		
Agent:	Mrs Perrett	Case Officer:	David Eaves
	PWP Architects		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site lies on the south side of Longwood Avenue. The area is characterised by detached properties with a mix of two-storey houses, chalet style houses and bungalows.

The Site forms part of the garden to No. 51 a two storey house. The proposal would result in the removal of a garage and conservatory. To the rear of the site is a large TPO'd Oak Tree.

2 Planning History

APP/13/01019 - Erection of two storey side extension in place of existing conservatory and construction of replacement garage/games room., PERM,10/12/2013

APP/14/00830 - Application for non-material changes to Planning Permission

APP/13/01019 in relation to eaves height, fenestration and re-siting of games room and removal of Pear tree., PERM,08/09/2014

APP/14/01260 - Erection of 2 storey side extension in place of existing conservatory and construction of replacement garage/games room. (Revised application)., PERM,27/01/2015

3 Proposal

Erection of 1No. 3 bed detached dwelling and alterations to 51 Longwood Avenue. The proposed dwelling would be designed with a ridge height below that of No.51 and would incorporate a 'cat-slide' roof to the south west side. The proposal would result in the demolition of a side conservatory to No.51 and a free standing garage.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
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)
DM24	(Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)

Havant Borough Council Borough Design Guide SPD 2011

Havant Borough Residential Parking and Cycle Provision SPD 2010

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control

A foul water public sewer marked on the map of sewers runs under the proposed building. The building over and the diversion indicated on the plans will require Southern Water approval.

Arboriculturalist

No comments received.

Development Engineer

The Highway Authority have no adverse comment to this principle of a new dwelling on this site.

However the parking for both the new and old property are shown as two sets of three perpendicular parking spaces taking access by means of two long new dropped kerb. The two properties are three bedroom and therefore only two parking spaces are needed for each property.

I suggest that both properties have turning area provided on site so that a vehicle can enter Longwood Avenue in a forward gear. In my opinion option this would also have planning merits in preserving the frontage which a characteristic of this area.

Waste Services

No concerns over waste collection from this property.

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: 7

Number of site notices: 1.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary:

Over development (cramming)
Contrived design - loss of sense of space
Harm to outlook
Feel overlooked
Out of character with surrounding dwellings
Asymmetric roof form
Not within existing building lines
Claustrophobic feel
Perception of mass and bulk
Oppressed feel
Overbearing
Loss of light to bedrooms and lounge
Dominate street scene - front gable and asymmetric roof
Detracts from character of 51 and 51a
Highly dense development out of character with neighbouring properties
Overlooking into our lounge, bedrooms and garden with loss of privacy
Previous applications reduced ridge height
Auditory privacy compromised
Impact on our existing sun lounge and to the approved revision to sun lounge

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 and the streetscene
- (iii) Impact upon residential amenity
- (iv) Highway issues
- (v) Drainage issues
- (vi) Impact on trees
- (vii) 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.

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

The proposal is for the sub-division of the existing garden to No.51 and the provision of a two storey dwelling. The current plot width for No.51 is approx 20m. This is an unusually wide plot in the context of Longwood Avenue (No.62a opposite has a width of approx 10.5m No.49 approx 13.7m). the proposal would result in garden widths of approx 10m for the existing and proposed unit. It is recognised that this is slightly narrower than most of the plots in this part of Longwood Avenue but the development is not considered to be cramped and would retain significant garden areas for both properties.

The building has been designed to mark a transition between No.51 a two storey house and No.51a a bungalow. Whilst the proposal is two-storey it is designed with a lower ridge height than No.51 and an asymmetric roof falling down to single storey height via a cat-slide roof closest to No.51a. Whilst this is an unusual design it is considered that the design is a response to the existing dwellings on either side. The design also indicates brick and tile hanging and a condition is recommended in relation to the approval of materials. Longwood Avenue has a very mixed character in terms of house types. It is considered that the proposal would have an acceptable appearance in this context.

The building would be set back from the highway in line with No.51 and slightly back from No.51a. This is considered to be appropriate.

In relation to car parking the application shows three spaces for each dwelling accessed directly from the highway. The Councils car parking standards require 2 spaces for 3 bed dwellings. There is a concern that parking as shown would open up the frontage and reduce the scope for landscaping and turning on site. Notwithstanding the submitted plans it is recommended that car parking is subject to a planning condition requiring alternative details.

Overall and subject to conditions it is considered that the proposed development would have an acceptable impact on the character and appearance of the area including the street scene.

(iii) Impact upon residential amenity

In relation to residential amenity it is considered that the main issues relate to the impact on No.51a (to south-west) and 54 (opposite). In addition it is necessary to consider the impact on No.51 and the amenities of the future occupants of the application property.

With regard to the impact on No.51a, a detailed objection has been received in relation to this proposal from the occupant and as case officer, I have viewed the proposal from the garden of No.51a at the occupants request.

The proposed dwelling would retain a gap to the common boundary and there is also a gap between No.51a and the boundary. The proposed dwelling is designed such as to slope up from ground floor level closest to the common boundary. The ridge line at two storey height is then set well off the boundary. This reduces the mass and bulk of the dwelling when viewed from No.51a. In addition the proposed dwelling does not project beyond the rear (or front) elevation of No.51a.

With regard to windows, the proposed dwelling would have two ground floor windows and a rooflight facing No.51a. These would serve at ground floor the dining/living room and at first floor a rooflight to the bedroom. Given the gap to the boundary, the existing fence and the ground floor positioning of the side windows it is not considered that there would be any overlooking sufficient to warrant a refusal of planning permission. The rooflight should be high level or obscure glazed and fixed shut, a condition is recommended to avoid any overlooking.

No.51a has three windows facing the boundary with the application site, these are front to rear, a side bedroom window to a dual aspect bedroom, a window to a dining room/lounge and a high level window to the dining room lounge (this is a dual aspect large room). Whilst the outlook from these rooms would be different when facing the application site this is reduced by the roof sloping away from ground floor level. The proposed dwelling would be positioned to the north east of No.51a which would reduce any impact on sunlight.

Concern has been raised in relation to auditory privacy, however, it is not considered that the relationship between the application property and No.51a would be significantly different to many other relationships in the built up area and it is not considered that this would warrant a refusal of planning permission.

Finally concern has been raised in relation to the impact on the sun room of No.51a including a proposed sunroom yet to be constructed. The sun room is currently set off the boundary and there is no planning record of a sun room approval (this is likely to represent permitted development). As the proposed dwelling would not project to the rear of the rear wall to No.51a and would be located to the north east of No.51a it is not considered that there would be any significant impact on any rear sun room.

In conclusion, it is considered that the proposed dwelling has been designed to take account of No.51a in its design. The impact on residential amenities would be limited and acceptable and would not warrant a refusal of planning permission.

In relation to No.54, this property is set approx 26m from the proposed dwelling. This separation distance and the road between results in an acceptable relationship between these dwellings.

No.51 Longwood Avenue is altered in order to facilitate the proposed dwelling by the removal of a double garage and conservatory. A substantial rear garden would remain for this dwelling.

There would be dual aspect rooms with windows facing the proposed dwelling, however the rooms served would retain a view to the rear garden. This relationship is considered to be acceptable.

The new dwelling is designed with the main windows facing front and back. this results in only a landing (first floor), bathroom and lobby window facing No.51 so there would be no significant overlooking from this property into the new dwelling.

The proposal also allows for sufficient amenity space for the proposed dwelling although it is recognised that the rear oak tree would be dominant towards the back of the garden.

Overall, it is considered that the proposed dwelling would have an acceptable relationship to adjoining residential properties whilst providing an acceptable living

environment for future residents.

(iv) Highway issues

In relation to highway issues it is considered that adequate access and parking can be provided for both the existing and proposed dwelling. The parking layout shown does however exceed the parking standards and would result in an unattractive frontage to the two dwellings. A planning condition is recommended in order to provide for a more appropriate parking arrangement.

(v) Drainage issues

The main drainage issues relate to a public sewer crossing the site and the location in a source protection area.

The proposal makes provision for the diversion of the public sewer, this would require consent from Southern Water and an informative is recommended to alert the applicant to this.

In relation to source protection it is unlikely that a single dwelling would impact the groundwater significantly, however, piled foundations can cause concerns and a condition in relation to piling is therefore recommended.

(vi) Impact on trees

To the rear of the site is a large Oak Tree the subject of a TPO. No works are proposed within the RPA and subject to tree protective fencing being provided the tree can be adequately protected. It is noted that a previously approved garage would be positioned closer to the tree than the current proposals.

(vii) Developer Contributions

The application is liable to CIL which has been calculated to be £9,203.64, the agent has been informed.

The development is also liable to an SRMP payment of £176 + monitoring and admin fee in order to mitigate additional recreation on the SPA from the development to meet the requirements of the Habitats regulations. This payment has been secured.

8 Conclusion

In conclusion, the proposed development is considered to be acceptable in principle. The dwelling would have an acceptable impact on the character and appearance of the area and on neighbours residential amenities. Other issues can be satisfactorily address by planning conditions and informatives. The proposal can therefore be recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00593

(A) 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 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 an acceptable relationship between dwellings in the interests of amenity and having due regard to Havant Borough Local Plan (Core Strategy) 2011 policy CS16 and the National Planning Policy Framework.

- 3 No development shall take place until all trees that are to be retained within or adjacent to the site have been enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period.

Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality 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 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, to ensure the protection of trees and in the interests of traffic safety and having due regard to policies CS11, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 No development shall commence on the site until details of the design, depth and type of building foundations and the layout, with positions, dimensions and levels, of service trenches, ditches, drains and other excavations on site, insofar as they may affect trees and hedgerows on or adjoining the site, have

been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To safeguard against undue damage to existing trees and/or other vegetation at the site 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 any description of materials in the application no above ground construction works shall take place until samples and 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 policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 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 CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 8 Notwithstanding the submitted plans no development shall commence unless and until details of car parking to show the provision of two car parking spaces with on site turning for No.51 Longwood Avenue and two parking spaces and on site turning for the proposed dwelling have been submitted to and approved in writing by the Local Planning Authority. The car parking, servicing and other vehicular access arrangements approved 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.

- 9 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building alteration or windows shall be constructed within the curtilage of the proposed dwelling without the

prior approval of the Local Planning Authority.

Reason: In the interests of the amenities of adjoining residential properties and to ensure that the protected tree is not impacted by development having due regard to Havant Borough Local Plan (Core Strategy) 2011 policies CS11, CS16 and DM8 and the National Planning Policy Framework.

- 10 The development hereby permitted shall not be constructed using piled foundations unless otherwise agreed in writing by the Local Planning Authority following the submission and approval of a scheme of piling. Any piling works shall thereafter be carried out strictly in accordance with the approved scheme.

Reason: In order to prevent pollution to the water Source Protection Area having due regard to Havant Borough Local Plan (Core Strategy) 2011 policy DM10 and the National Planning Policy Framework.

- 11 The rooflight at first floor level in the south west facing elevation serving the bathroom shall have a minimum sill height of 1.7m from finished floor level or be obscure glazed to Pilkington level 4 and fixed shut.

Reason: To protect the residential amenities of adjacent occupiers having due regard to Havant Borough Local Plan (Core Strategy) 2011 policy CS16 and the National Planning Policy Framework.

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

Location Plan Drawing No. 1100 Rev B
Existing Site Plan Drawing No. 1101 Rev B
Proposed Site Plan Drawing No. 1103 Rev B
Proposed Roof Plan Drawing No. 1210 rev B
Proposed Elevations for 51 Longwood Avenue Drawing No. 1312 Rev A
Proposed Plans for 51 Longwood Avenue Drawing No. 1213 Rev A
Proposed Elevations Drawing No. 1309 Rev A
Proposed Elevations Drawing No. 1307 Rev B
Proposed Sections New House Drawing No. 1403 Rev B
Proposed Floor Plans New House Drawing No. 1209 Rev B
Arboricultural Assessment
Tree Protection Plan Drawing No.11
Tree Plan Drawing No.11
Arboricultural Method Statement

Reason: - To ensure provision of a satisfactory development.