
Site Address:	47 Dockenfield Close, Havant, PO9 3ST		
Proposal:	Erection of 1No. two storey two bed house at end of terrace.		
Application No:	APP/15/01200	Expiry Date:	31/12/2015
Applicant:	Mrs MacSwayne	Team:	Team 1
	C/O PWP Architects		
Agent:	Miss Walters- Morrison	Case Officer:	Heather Lealan
	PWP Architects		
Ward:	Barncroft		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Dockenfield Close is a residential cul-de-sac in Havant. The layout of the properties in the cul-de-sac is unusual in that no's 43-47 are located beyond the end of the turning head and are visible from Winchfield Crescent. No. 47 Dockenfield Crescent is an end of terrace property which is set back from the front of the plot by between 4 and 8 metres.
- 1.2 There is no parking within the plot, however there is a garage area at the end of the cul-de-sac which contains a number of parking spaces and there are unallocated on street parking bays within Winchfield Crescent. It is typical of the locality that the dwellings have no on-site parking provision.

2 Planning History

APP/10/00009

Construction of 3 bed end of terrace house- Withdrawn following officer concerns that the building bulk would reduce the visual gap between the site and the adjacent terrace.

3 Proposal

- 3.1 Erection of 1No. two storey two bed house at end of terrace. This application seeks to overcome the previous officer concerns by increasing the distance from the side boundary from less than 0.5m to 1m and stepping the front elevation back 0.5m.

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)
CS20	(Transport and Access Strategy)
CS21	(Developer Requirements)
CS9	(Housing)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

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)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Supplementary Planning Documents

Borough Design Guide
Residential Parking Standards

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control.

No Comments

Southern Water

Exact position of public sewers must be identified by the applicant before work commences. No new development must be constructed within 3m of a public sewer.

Comment - Informative added

Waste Services Manager

No concerns

Crime Prevention

No comments

Public Spaces Development Manager

No comments

Traffic Management Team

I note from the application that the proposed development does not provide any additional off street parking spaces. Whilst it is noted that on-street parking is available in Dockenfield Close, the available on street space is already limited and well utilised by residents and their visitors.

The proposals would exacerbate the current situation by creating increased competition for a finite number of on-street parking spaces and may lead to parking in inappropriate locations. However, the Traffic Management Team would not look to introduce any parking restrictions to prevent this as this would only restrict parking further within the road and as parking is residential it would not benefit the residents.

Tree Officer

Tree constraints plan requested and acceptable

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: One

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary:

(a) Will create issues of overlooking into the front garden and private amenity space of No.49

(b) The proposal along with the overgrown wood to the rear will cause loss of light to No.49

(c) Will exacerbate issues concerning lack of on street parking. The applicant has drawn comparison to No.41a constructed to the end of the terrace but this dwelling have on site parking provision.

(d) The submitted D&A states that the owners of No.49 were consulted prior to the submission on the application but this did not happen. *This is regretful but not a material planning considerations the planning application was published in line with adopted procedure*

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) Appropriateness of design
- (iii) Effect on the neighbouring properties
- (iv) Effect on the character of the area.
- (v) Highways
- (vi) Trees and Ecology
- (vii) Developer Contributions and Other Matters

(i) Principle of development _

7.1 The application site is situated within an urban area where further development is considered acceptable subject to the usual development management criteria. The provision of 1 new dwelling, whilst modest, would contribute to the target of providing 6300 new homes across the Borough under Core Strategy Policy CS9.

(ii) Appropriateness of design

7.2 The proposed dwelling is of a similar size and design to no's 41a-47 Dockenfield Close. The design is considered to be appropriate and complies with adopted policy CS16 of the Core Strategy. If consent were granted, a condition could be included to ensure that samples of all external roofing and facing materials matched those of the existing dwelling to ensure consistency with the existing terrace.

(iii) Effect on the neighbouring properties

- 7.3 The proposed property is located to the south of no. 49, but would not have a significant impact on the outlook or amount of available sunlight as there is only 1 window on no. 49's south elevation and it serves a landing. The proposed dwelling will not have a significant impact on the main section of no. 49's garden as this is located to the west of no. 49 and the proposed dwelling is to the south. There are no windows proposed with the gable end and so any issues of overlooking will be obliquely from the front windows and would not be sufficiently detrimental to warrant a refusal of this scheme
- 7.4 The proposed dwelling would result in a decrease in the size of no. 47's garden, however the remaining garden is considered to be of an acceptable size. The new dwelling will extend beyond the rear of No.47 by 2.5m at single storey level only and it is considered that the relationship would be in accordance with that generally allowed under permitted development rights.

(iv) Effect on the character of the area

- 7.5 The area is characterised by a combination of regularly spaced semi-detached and terraced properties. The row of terraces to which the site is attached consists of no's 41a-47. There are spaces between both ends of the terraced row which clearly separates the row from the neighbouring properties. It was considered that the previously withdrawn scheme would have decreased in the size of the visual gap between no. 47 and no. 49 to the north to an unacceptable extent. However, the revised proposal leaves a 1m gap from the boundary and therefore it is considered that it would not detract from the spacious quality that is characteristic of the area to an unacceptable extent.

(v) Effect on Highway and parking

- 7.6 There is no parking provided within the site, however parking could be provided within the area between the garages and the turning circle at the end of the cul-de-sac. It is usual within this locality for dwellings not to have allocated parking and this dwelling would accord with the general form of development and would not lead to the loss of any parking spaces. The comments of the Traffic Management Team have been weighed in the balance with regard to the provision of a new home. It is not considered that a reason for refusal on lack of parking could be sufficiently demonstrated to cause such an unacceptable impact as to form the only reason for the refusal of this scheme for a single household.

(vi) Impact on Trees

The Tree Officer has noted that the submitted tree constraints plan show that the RPA of the trees to the rear of the site are well away from the construction zone. A condition should be applied to prevent damage to the RPA through the construction period.

(vii) Developer Contributions and Other Matters

- 7.12 The proposal is subject to financial contributions relating to the Community Infrastructure Levy (CIL) and the Solent Recreation Mitigation Project (SRMP). The necessary CIL forms have been completed by the applicant and an appropriate SRMP Deed and Payment has been completed and paid.

8 Conclusion

- 8.1 The proposed construction of 1 end terrace dwelling is acceptable in principle and would not have a detrimental impact on the streetscene. The impact of the proposal on visual amenity is improved from the previously withdrawn scheme and a greater distance of separation is achieved from the north western boundary.
- 8.2 Taking into account national and local guidance, the proposal would not have a demonstrably detrimental impact on the amenities of the occupiers of the existing dwellings.
- 8.3 The planning application is therefore recommended for approval subject to the conditions listed below.
-

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01200 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: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework
- 3 No development shall take place until the Root Protection Area of all trees 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, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 The external materials used to construct the new dwelling shall match, in type, colour and texture, those of the existing building so far as practicable unless otherwise agreed in writing with the Local Planning Authority.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the

National Planning Policy Framework.

- 5 The development hereby permitted shall not be brought into use until the means of enclosure of the site has been installed and completed in full accordance with the specifications as detailed within the submitted plans.
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 2012.
- 6 The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed Site and Block Plan drwg.no 5272/1100 rev A received 20 October 2015

Proposed Floor Plan drwg.no 5272/1101 rev A received 20 October 2015

Existing Elevation drwg.no 5272/1103 rev A received 20 October 2015

Proposed Elevations drwg.no 5272/1104 rev A received 20 October 2015

Tree Constraints Plan drwg.no 5272/1105 rev A received 15 December 2015

Reason: - To ensure provision of a satisfactory development.