

Recommendation: **GRANT PERMISSION**

90/50374/002 - First floor extension to offices fronting Latchmore Forest Grove, PERM,31/01/1991

APP/15/00943 - Prior notification for change of use from Class B1(a) office use to C3 residential use (6 dwellings) subject to prior approval covering flooding, highways and transport issues and contamination., PAYA,14/10/2015

APP/15/01146 - Construction of two storey extension and mansard roof to form 5No. flat., REF,08/12/2015

APP/16/00057 - Prior notification for change of use from Class B1(A) office use to C3 residential use (8No. flats) subject to prior approval covering flooding, highways and transport issues and contamination., PAYA,02/03/2016

3 **Proposal**

Construction of mansard roof to form 2No. flats together with associated landscape scheme, cycle and refuse stores and alterations to car park. (Revised application).

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)
CS14	(Efficient Use of Resources)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS9	(Housing)
DM11	(Planning for More Sustainable Travel)
DM13	(Car and Cycle Parking on Residential Development)
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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

Environment Agency, No comments received

Building Control, (Fire Access Consultation) consultation with Hampshire Fire and rescue should be considered.

Highways Engineer No objection in respect to previously application APP/15/01146 - Construction of two storey extension and mansard roof to form 5No. flat.

Engineering/Drainage, Havant Council Is the intention for the foul pumping station to be maintained by the property owner? Otherwise it will need to be designed and constructed to meet requirements of SFA7. Note private pumping stations are being transferred to Southern Water and although those serving only one property are excluded at present, they can still be offered for adoption.

(Officer's note - The agent has confirmed that the drainage will be private and the Drainage Engineer has been notified and has not raised objection.)

Hampshire Constabulary, Tasking & Co-Ordination Directorate no adverse comments.

Landscape Team, Technical Services No comments received but submission accords with previous advice

Southern Water - Informative requested. Environment Agency should be consulted.

Traffic Management, HBC The traffic team has no objection to the proposals.

Waste Strategy Team Leader 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: 19

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Summary:

Vehicle parking is already a hazard at the junction to London Road and any further increase in this development will only worsen the problem further.

The vehicles parked opposite our entrance prevent us from exiting onto London Road unless we drive over the footpath or drive all the way round Forest Avenue and exit onto the London road using the Longwood Avenue exit.

The proposed changes to the roof line, would mean that the occupants of the proposed flats would be able see directly into 2 of my rooms from their viewpoint and would significantly effect my levels of privacy and that of my neighbour in flat 6.

Another area I object to is the proposed location for the bins. The current proposal would put them directly below my window, which will cause both unwanted noise (daily use and collection) and potential smells. A more apt location for the bins would be to the far right of the current car park where the noise and smells will effect no one

Comment:

See section 7

7 Planning Considerations

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) Highways
- (v) CIL, Recreational Disturbance to Special Protected Areas (SPAs) and Affordable Housing

(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. Policies CS9, and CS17 of the Core Strategy together with Policies AL1 and AL2 support residential development within the built up area and the need to provide small units to meet

housing demand, which is also identified in the Annual Monitoring report.

The National Planning Policy Framework (NPPF) establishes a presumption in favour of sustainable development however this should not be to the detriment of the local area.

Paragraph 6 makes it clear that regard must be had to the document as a whole in determining what the Government's view of sustainable development means in practice. It promotes the effective use of land through the re-use of previously developed land. With paragraph 49 stating that *"housing applications should be considered in the context of the presumption in favour of sustainable development."*

However, paragraph 56 makes it clear that *"Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people."* Paragraph 58, bullet 4 seeks to ensure that development responds to local character, with bullet 6 requiring good architecture.

Paragraph 59 seeks to ensure the sustainable construction of the dwellings, whilst paragraphs 60 and 61 seek to ensure the development is designed well accounting for local context. Paragraph 64 however, requires development of poor design to be refused.

Policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011 seeks to reflect the requirements of the NPPF at a local level. It and the local plan policies encourages the principle of development within the settlement area, provided that any new development pays proper regard to the character and appearance of the area, design and neighbour amenity.

(ii) Impact upon the streetscene

The proposal indicates the provision of a mansard roof to accommodate 2 flats. This would increase the bulk of development but the height would not be appreciably increased. This part of London Road is of varied character comprising a mix of building forms including 2 and a half storey flatted development in London Road, and the proposed development would not appear intrusive. In respect to Latchmore Forest Grove whilst this is less varied and of smaller scale with a bungalow adjacent the application site, Latchmore House is set off the boundary with 2 Latchmore Forest Grove and the proposed mansard would not adversely impact the streetscene.

The existing materials comprise a mix of red brick and render, with grey roof tiles. The proposal indicates the use of render and Eternit Cedral cladding - silver grey for the walls and grey roof tiles, to provide a cohesive finish to the building and this is considered acceptable for this main road site.

(iii) Impact upon residential amenity

The main impacts relate to the flats in Chrisalex Court and 2 Latchmore Forest Grove. The flats, which lie to the north are located on lower ground and have kitchen and living room windows in proximity to the boundary. The existing building results in some loss of light, and whilst the provision of a mansard extension would further impact light, this would be relatively limited and in itself would not support refusal. In respect to privacy the proposed 2nd floor windows facing Chrisalex Court serve a landing and non habitable rooms and a condition requiring obscure glazing is recommended to maintain privacy.

Regarding 2 Latchmore Forest Drive, the existing building is located approx. 13m from the bungalow on this site. The proposed mansard roof would increase the bulk of development but given this distance, and even taking account of the lower level of No2, the impact will not be excessive. In respect to privacy issues, the proposed second floor windows would be some 8 to 13m from the boundary. They would look onto the side of the neighbouring property which has a door and window in this elevation. The window separation distances which would be similar to the existing first floor windows would be in the region of 19m but at an angle, with the existing hedge and proposed bike stores providing some screening. As such the proposal is not considered to result in unacceptable loss of amenity.

Concern has been raised regarding the location of the bin store, which would be located adjacent the side boundary with Chrisalex Court. The bin store walls would be clad internally with 12mm ply and externally with Cedral Eternit cladding, with a felted roof. The proposed enclosure of the bin store would help to reduce smells and noise from use of the bin store and is considered satisfactory. The bin store would necessitate the loss of some hedging, but would provide replacement screening, and would be silver grey in colour to reflect light.

(iv) Highways

The proposal provides for 10 spaces to serve the 8 flats being provided under the prior approval application and the 2 flats proposed under the current application. The site is located in proximity to the Complain local centre and close to the existing bus stop in London road, and in this particular case the provision of one space per unit for these one and two bedroom properties is considered acceptable.

In respect to the impact of the car parking and turning near the junction with London Road, the number of parking spaces in this location would be reduced and hence a potential reduction in traffic from the site. Highways did not raise an objection in respect to the refused application APP/15/01146 - Construction of two storey extension and mansard roof to form 5 No. flat. The current application involves fewer flats and the parking provision is considered to be acceptable.

The impact of cars parked opposite the site in Latchmore Forest Grove is an existing problem and it would not be reasonable to require the current application to address this.

(v) CIL, Recreational Disturbance to Special Protected Areas (SPAs) and Affordable Housing

The development is CIL liable and the applicant has been advised accordingly.

The proposal is also subject to a financial contribution in respect of the Solent Recreation Mitigation Partnership pursuant to Policy DM24 of the Allocations Plan, and the appropriate Deed has now been completed and payment received, and therefore the requirements of the Policy have been met.

8 Conclusion

The application is considered acceptable and approval is recommended.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00204

subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external materials shall be in accordance with the submitted details or shall match, in type, colour and texture, those of the existing building so far as practicable.
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 The car parking, servicing and other vehicular access arrangements 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.
- 4 The landscaping works shown on the approved plans drawing no 007 rev B shall be carried out in accordance with the approved details and in accordance with any timing / phasing arrangements agreed or within 18 months of 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, unless the Local Planning Authority gives its consent in writing to any variation.
Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs and having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension/building hereby permitted the proposed windows at or above first floor in the north east elevation facing Chrisalex Court shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 The bin storage and cycle storage arrangements 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 residential amenity and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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

Existing plans 001rev B

Proposed site plan and landscaping 007 rev B

Proposed Second Floor plan and Proposed Elevations 006 rev C

Reason: - To ensure provision of a satisfactory development.