
Site Address:	1 The Thicket, Widley, Waterlooville, PO7 5JL		
Proposal:	Demolition of existing detached bungalow with separated garage and construction of 1No. 4 bed dwelling.		
Application No:	APP/15/00165	Expiry Date:	19/05/2015
Applicant:	Mr Ness	Team:	Team 1
Agent:	Mr Bengree	Case Officer:	Heather Lealan
	McAndrew Martin Ltd		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 1 The Thicket is a 2-bed bungalow on the northern side and at the western entrance to The Thicket. The property has a detached garage which is adjacent to that of No 3, and is accessed via a drive which runs adjacent to the eastern side of the bungalow. The road is characterised by detached and semi-detached bungalows, some of which have been extended by the addition of dormers in the roof.
- 1.2 To the west is 174 The Dale, a recently built, 2-storey property which lies at a lower level and is separated from the application site by the driveway to Deer Lodge.
- 1.3 The trees to the south-west corner of the site, on the boundary with the drive to Deer Lodge are the subject of a Tree Preservation Order, TPO.863
- 1.4 There is an electric sub-station adjacent to the south-west corner of the site

2 Planning History

APP/11/01001

Demolition of existing 2 bed detached bungalow and garage. Construction of 1No. 2 bed and 1No. 3 bed detached house with integral garage and parking - Withdrawn following officer concerns that two detached dwellings would amount to over development of the plot.

APP/11/01001

Demolition of existing 2 bed detached bungalow and garage. Construction of 1No. pair of 3 bed semi-detached chalet bungalows with integral garages and associated parking and landscaping. (Revised Application). - Withdrawn following officer concerns that the roof height and proximity of the development to the eastern curtilage of the plot would create an overbearing impact to the occupiers of the adjacent dwelling No.3 The Thicket.

APP/12/00391

Demolition of existing 2 bed detached bungalow and garage. Construction of 1No. pair of 3 bed semi-detached chalet bungalows with integral garages and associated parking and landscaping. (Revised Application). Refused at Development Management Committee but allowed at Planning Appeal.

3 Proposal

- 3.1 The application seeks to demolish the existing 2 bed detached bungalow and garage and to construct 1No. 4 bed detached dwelling with integral garage and landscaping.
- 3.2 The dwelling would be designed with rooms in the roof, with dormer windows to the front roof plane and rooflights in the northern rear and eastern side elevation and a Juliet balcony in the 1st floor western elevation.
- 3.3 During the course of the application amended plans were sought to remove the proposed dormers within the eastern roof slope and replace with high level window lights in order to lessen any negative impact in terms of bulk and overlooking to the adjacent dwelling to the east. Plans were also requested to move the proposal further away from the eastern boundary to improve the visual appearance of the dwelling within the streetscene. The dormers were removed but the siting/width has not been adjusted. As such, the proposal must be considered on it's merits as amended.

4 Policy Considerations

National Policies

The National Planning Policy Framework, March 2012

Core Strategies 2011 forming part of the HBLDF

CS13	(Green Infrastructure)
CS16	(High Quality Design)
CS20	(Transport and Access Strategy)
CS21	(Developer Requirements)
CS9	(Housing)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

No objections as long as Tree Assessment is conditioned

Building Control

No observations

Waste Services Manager

I have no concerns over waste collection regarding this planning application.

Crime Prevention

No comments

Development Engineer

The Highway Authority has no adverse comment to this application. It is suggested that the Planning A spaces to be constructed and maintained along with cycle facilities to ensure the standards in the HBC

Officer comment - it is considered that the is sufficient capacity to store cycles within the site

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: 10

Number of site notices: One

Statutory advertisement: Not applicable.

Number of representations received: None

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) Effect on character and appearance of area
- (iii) Effect on residential amenity
- (vi) Highway impact
- (v) Impact on Trees

(i) Principle of development

7.2 The site lies within the built-up area of Waterlooville where development is normally permitted subject to the provisions of the Development Plan and any other material considerations.

(ii) Effect on character and appearance of area

7.3 The Thicket is characterised by detached and semi-detached bungalows in plots of fairly regular width. This forms the general grain and character of the area. No 1 The Thicket, being at the entrance to the road and on a triangular shaped plot, has a wider frontage.

7.4 The application seeks to demolish the existing 2 bed bungalow and to construct 1No. of 4 bed detached chalet dwelling with integral garage and associated parking and landscaping. Although the bungalows on the north side of The Thicket are of a modest size, those to the southern side have been enlarged by the addition of dormers. The proposal for a chalet style property with a front gable element is considered appropriate in this instance. The plot frontage width and front garden area are considered to be generous enough to accommodate the scale of the dwelling proposed.

7.5 Therefore, it is considered on balance that the scheme would result in a dwelling which would accord with the general character of the streetscene and which would not be detrimental to the visual amenities of the locality. The proposal is therefore in accordance with adopted Core Strategy policy CS16 (c).

(iii) Effect on residential amenity

- 7.6 As the site lies at the end of the row of houses in The Thicket the new dwellings should not give rise to any undue overlooking, or overshadowing of existing houses to the side (west) or rear (north) of the site. A Juliet balcony is proposed within the western 1st floor elevation; it is not considered that this will be detrimental to any neighbouring amenities due to oblique angle, degree of boundary screening and distance of separation.
- 7.7 The first floor rooflights within the eastern side roof plane would be conditioned to maintain a cil height of 1.75m above floor level to minimise any overlooking. The agent has been advised of this requirement at the time of submitting amended plans to remove the previously proposed side dormers. It is considered that the distance of separation and pitching of the roof sufficiently address any issues of overbearing to the occupiers of the dwelling to the east and that, on balance, the degree of separation between the two properties is acceptable. In accordance with adopted Core Strategy policy CS16 (e).

(vi) Highway implications

- 7.8 Access is proposed from The Thicket from two existing dropped kerbs, although only one of the dropped kerbs is currently utilised as an access point. The Development Engineer considers that the use of both accesses would not be detrimental to highway safety.
- 7.9 The Development Engineer has raised no concerns with regard to the adequacy of the on site parking.

(v) Impact on Trees

- 7.10 The Council's Tree Officer was consulted with regard to the trees that are situated to the western boundary of the site. He was satisfied with the findings of the submitted arboricultural report and concluded that the development can be constructed and subsequently occupied without prejudicing the long term health of these trees. The only tree which has a TPO is the tree to the very south western corner of the site, (shown as T1 on the plans).

8 Conclusion

- 8.1 1 The Thicket is a modest bungalow, within a row of similar properties. There is no objection to its demolition and the form of development proposed to replace it would accord with the general character of the area.
- 8.2 The design of the building and its relationship to adjacent properties would not give rise to a significant level of overlooking or loss of outlook or privacy.
- 8.3 The proposal is liable to CIL with a contribution of £11,600, the applicant has completed the CIL Self Build Exemption Form but this is currently invalid. Whilst the applicant is claiming exemption, at this stage the CIL liability remains extant subject to further submissions post planning decision.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00165 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 Construction of the dwelling hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 3 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the finished levels (above ordnance datum) of the ground floor of the proposed buildings and the surrounding ground levels in relation to existing ground levels have been submitted to and approved by the Local Planning Authority.
Reason: In the interests of the amenities of the locality and having due regard to policies CS16, and DM8 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 4 No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use until the implementation of all such hardsurfacing has been completed in full accordance with that specification.
Reason: In the interests of the amenities of the locality and having due regard to policies CS16, and DM8 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 5 No development hereby permitted shall commence until plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Authority, the development hereby permitted shall not be brought into use prior to the completion of the installation of all screening provision as is thus approved by the Authority. At all times thereafter, all of that screening provision shall be

retained in a wholly sound and effective condition.

Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 6 The development hereby permitted shall be carried out fully in accordance with the Arboricultural Report submitted to the Local Planning Authority on 16 March 2015.

Reason: To protect the trees within the development site and having due regard to policies CS16 and DM8 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 7 The roof lights shown within the eastern roof slope on approved drwg No. P-157 -13G shall have a minimum cill height of 1.75m above finished floor level.

Reason: To protect the amenities of adjoining residential properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Design & Access Statement received 16 March 2015

Tree Assessment received 16 March 2015

Existing Site Location Plan drwg.no 091/P/157.01 rev B1 received 11 February 2015

Existing Plan and Elevations drwg.no 091/P/157.02 rev A1 received 11 February 2015

Proposed Plans drwg.no 091/P-1571 rev 12J received 20 May 2015

Proposed Elevations drwg.no 091/P-157 rev 13G received 20 May 2015

Reason: - To ensure provision of a satisfactory development.