
Site Address:	Land at rear of 1A Beach Road, Emsworth, PO10 7JS		
Proposal:	Construction of 1No. detached 3 bed chalet bungalow with vehicular access from Beach Road following demolition of existing garage.		
Application No:	APP/15/00531	Expiry Date:	13/07/2015
Applicant:	Mr & Mrs Stepien	Team:	Team 2
Agent:	Mr Adams	Case Officer:	Rachael McMurray
	Potton Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located in a residential area of Emsworth in Beach Road. It comprises a large detached dwelling, set back from the highway with a front garden area enclosed by a low brick wall. The site contains a detached double garage which sits to the north of the site and has two parking spaces at the entrance. The rear garden is large and level and mainly laid to lawn. It is enclosed by a mix of fencing, walls and semi-mature vegetation. There are a number of trees within the site and along the shared boundaries.

2 Planning History

06/56312/001

Two-storey side extension, single storey extension to rear to link two conservatories. Approved.

09/56312/002

Extension of time limit to 06/56312/00. Approved.

3 Proposal

Construction of 1no. detached 3 bed chalet bungalow with vehicular access from Beach Road following demolition of existing garage.

The proposed access to the new dwelling would extend through the gap where the garage currently sits and into the existing garden of No. 1A. The existing garden would be subdivided so that No. 1A would have its own private amenity space with a rear garden depth of 20m. There would be a 1m separation gap between the side elevation of the house and the access drive and a new 1.8m fence erected to form the boundary.

The new house would be positioned 9m back from newly created rear boundary for No. 1A. In total there would be a 29m separation distance between the two dwellings.

The proposed dwelling would be a chalet style bungalow with a relatively low ridge height. With the exception of 1 west facing window the only windows at first floor level would be roof light windows. The dwelling would be constructed of brick with light colour render, natural slate tiles and aluminium and hardwood windows and doors. The new dwelling would have a rear garden depth of 17m and would set off the

shared side boundaries by 2.5m to the north and 5.5m to the south. There would be a number of solar panels on the south roof slope to maximise solar energy.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS14	(Efficient Use of Resources)
CS16	(High Quality Design)
CS21	(Developer Requirements)
CS9	(Housing)
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)
-----	--

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist:

The supporting arboricultural evidence is comprehensive and outlined in the following points:

Minimal tree removal is required to facilitate development.

The trees proposed for removal are all of low value and grading and some could have been removed for sound arboricultural reasons regardless of any redevelopment proposals.

To mitigate for the tree loss on site we would need to condition mitigation planting to be agreed with HBC Arb.

Provided that the methodology prescribed in the AMS & TPP report is strictly adhered to I would expect the retained trees to survive the development unscathed and to continue to grow on in the future.

Therefore I have no objections to this scheme in arboricultural terms.

Development Engineer - Highways:

No adverse comments

Waste Services Manager:

No response received.

Crime Prevention -Minor Apps:

No response received.

Southern Water:

- No development or new tree planting should be located within 3 metres either side of the centreline of the public sewer and all existing infrastructure should be protected during the course of construction works.
- No new soakaways should be located within 5 metres of a public sewer.

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: 20

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

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) Impact on trees
- (v) Parking considerations
- (vi) 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 and appearance of the area _

At present, the garage is highly visible within the streetscene as it sits forward of the No's 1A and 1B. It is also a fairly large building being of double width and with accommodation in the roof space. Although the garage is an attractive building and makes a positive contribution to the streetscene, its removal would open up the frontage of the two dwellings and allow views back into the garden area of No. 1A and improve the outlook from the front facing windows within No. 1B.

This part of Beach Road is that of a reasonably wide residential road with good sized dwellings, forming a linear pattern of development on each side of the road. Whilst there are no examples of 'backland' type development in the manner proposed, I am of the view that the existing rear garden is unique in regard to the depth and also the form of development adjacent to the rear section being broken up from the linear pattern that continues south along Beach Road. Therefore, the proposal would be sit comfortably with the character of the immediate area and would not set a precedent

that would lead to further backland development which would be out of keeping with the established pattern of development in the road continuing south. The subdivided garden for No. 1A and the new dwelling, would be of a depth comparable to surrounding development. As such, the proposal accords with local plan Policy CS16 (High Quality Design) and the Council's design guidance.

(iii) Impact upon residential amenity

The new dwelling has been designed with a relatively low ridge height so as to minimise the visual impact on the outlook from neighbouring properties. Those being mainly No's 66-70 Havant Road whose rear elevations face onto the application site. The side to rear separation distance would be approximately 27m which is considered to be an acceptable distance in terms of minimising any visual impact.

Whilst there would be accommodation at first floor level, this would be in the roof space and the majority of windows would be roof light windows. This would reduce the potential for any adverse overlooking. There would be a window in the west elevation at first floor level however, the separation distance with the adjacent house at Claremont on Western Avenue is approx. 30m which is deemed acceptable so as to avoid any adverse overlooking. Furthermore, no objections against the application were lodged. Overall it is considered that there would be minimal impact on the neighbouring properties.

In terms of the impact of the access driveway, this would run along part of the rear/side boundaries of No. 1A and 1B. However, both properties are set back from the shared boundary and the parking and turning area would be a fair distance from the rear elevations, so overall it is considered that the impact would not be overly harmful. The proposed dwelling could provide two onsite parking spaces which meets the Council residential parking standards.

(iv) Impact on trees

An Arboricultural Impact Assessment has been submitted with the application which sets out which trees on site would be removed and which be retained. The Council's Tree Officer has been consulted and has advised that in order to mitigate for the tree loss on site we would need to condition mitigation planting to be agreed with HBC Arb. Also, provided that the methodology prescribed in the AMS & TPP report is strictly adhered to, they would expect the retained trees to survive the development unscathed and to continue to grow on in the future.

(v) Parking considerations

The parking area for No. 1A would be moved to what is currently the front garden and an existing access on the frontage would be widened with a dropped kerb installed. Therefore the access for the new dwelling would be via the newly created driveway. A new post and rail fence is proposed along the north boundary which when installed, would prevent the occupiers of No. 1A using the existing access. This could be secured by a planning condition.

(vi) Developer contributions

The proposal is CIL liable for a payment of £21,100 although it is noted that a self build exemption has been claimed. It is also liable for a contribution towards the SDMP (Solent Disturbance Mitigation Project) of £172 plus an admin and monitoring fee. The

relevant paperwork for this has been returned and completed. The proposal therefore accords with Policy CS21 (Developer Contributions).

8 Conclusion

The application is considered to be acceptable and is recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00531 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 No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, and details of other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.
Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011, DM25 of the Havant Borough Publications Local Plan (Allocations) and the National Planning Policy Framework 2012
- 3 Construction of the building(s) 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 policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The development shall not be brought into use until a minimum of two parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
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 2012.

- 5 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the finished levels (above ordnance datum) of both the ground floors 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 amenity 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 2012.
- 6 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 scheme shall provide for compensation tree planting.
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, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 7 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 commence 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 CS11, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 8 No development hereby permitted nor any related site clearance shall commence until a plan and particulars specifying the provision to be made within the site and/or on other land nearby for the parking (throughout the clearance and construction period) of construction vehicles and of other vehicles delivering/removing materials and other items to/from the development site have been submitted to and approved in writing by the Local Planning Authority. Thereafter, throughout such site clearance and implementation of the development hereby permitted, all such temporary parking provision shall be provided and used only as such.
Reason: To safeguard the amenities of the locality and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 9 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the provision to be made for a material storage compound within the site have been submitted to and approved in writing by the Local Planning Authority. The approved compound shall be available prior to the commencement of any building works and throughout the contract period and no materials shall be stored anywhere else on the site.
Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 10 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A and E of the Order, as amended, shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority.
Reason: In the interests of 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 2012.
- 11 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no alteration to the roof of the dwelling hereby approved including the addition of windows permitted by Part 1, Classes B and C of the Order, as amended, shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority.
Reason: In the interests of neighbouring properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 12 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 commence 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 Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 13 The development hereby permitted shall be carried out in accordance with the following approved plans:

DN: 15-037/LP1 - Location Plan
DN: 15-037/SP1 - Proposed Site Plan
DN: 15-037/4 - Proposed north and west elevations

DN: 15-037/3 - Proposed south and east elevations
DN: 15-037/1 - Proposed GF plan
DN: 15-037/2 - Proposed FF plan
DN: 15-037/AP1 - Proposed Access Plan
Topographical Survey

Reason: - To ensure provision of a satisfactory development.