
Site Address:	40 Beach Road, Emsworth, PO10 7HR		
Proposal:	Construction of 1No. detached 5 bed house.		
Application No:	APP/15/01158	Expiry Date:	07/12/2015
Applicant:	Mr J Adams	Team:	Team 2
Agent:	Mr Davies	Case Officer:	Heather Lealan
	BPTW		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 40 Beach Road is located in a quiet residential area of Emsworth. The area is characterised by detached properties of a variety of sizes, with large rear gardens. The majority of the properties also have front gardens which incorporate areas allocated for parking.
- 1.2 40 Beach Road is a modestly proportioned bungalow with a hipped roof, a habitable room has been provided in the roof space and light is provided through the addition of rooflights in the rear roof slope. The property is located on the eastern side on Beach Road set back from the front of the plot by approximately 11 metres with a hardstanding driveway providing parking for a number of cars.
- 1.3 The land to the rear of the dwelling is level and laid to lawn with a number of mature trees adjacent to the site boundaries, none of which are subject to TPOs.

2 Planning History

- 2.1 APP/15/00325
Demolition of the existing dwelling and construction of 1No. detached 5 bed house - Permitted
- 2.2 APP/15/00874
Erection of summer house - Permitted

3 Proposal

Description of dwelling as agreed under planning consent APP/15/00325

- 3.1 Demolition of the existing dwelling and construction of 1No. detached 5 bed house. The existing bungalow within the site has a width of 9.8m, a depth of 7.4m (approx) with a 3m by 3m (approx) projection to the northern side of the rear elevation. The main house has an overall height to the ridge of 6.5m (approx) and the rear projection a ridge of 4.3m (approx).
- 3.2 The proposals maintain the width of the existing dwelling but demolish a small lean to attached to the north side elevation, thus resulting in the footprint of the proposed dwelling being sited more centrally within the plot leaving 0.9m (approx) separation distance from both north and south site boundaries. The proposed depth of the replacement dwelling is 14m (approx) with a single storey projection of 2m in depth

and 4.1m (approx) in width set back 1m (approx) from the north side elevation.

- 3.3 The proposed replacement dwelling also provides a greater degree of accommodation at first floor level through the provision of a central gable element to the front along with two smaller dormer windows and a single centrally located rear dormer. The previous application was originally submitted with two further rear dormers sited either side of the rear central dormer but these have been removed in an attempt to overcome neighbour concerns.
- 3.4 The proposed roof of the replacement dwelling has a somewhat complex design with two pitched roof elements to the front and rear, incorporating ridge lines running north/south, and a narrow central pitched roof section with flat roofed flanks with a ridge line running east/west that bridges the front and rear pitched elements. The highest point of the roof is 7.4m (approx) which drops down to 5.7m (approx) to the central flat roof elements.
- 3.5 The adjacent dwelling to the south has an overall ridge height of 7.2m (approx) and the dwelling to the north 6.5m (approx).

Revisions to permitted scheme as proposed

- 3.6 This application seeks to add two rear dormers in place of the two velux windows to either side of the central dormer within the rear roof slope agreed under planning consent APP/15/00325. As stated in point 3.4 above these dormers were removed from the previously permitted scheme in an attempt to overcome neighbour concerns. These were not concerns shared by the case officer. This revised scheme also proposes erection of a chimney on the south eastern ridge and the following adjustments;
- Removal of the kitchen window to the north
 - Most northern skylight rotate 90 degrees
 - Gables and dormers to be clad with weatherboarding

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Local Plan (Core Strategy) March 2011

CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
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)

Borough Design Guide Supplementary Planning Document

Residential Parking and Cycle Provision Supplementary Planning Document

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control

Possible excessive glazing in side boundary. No details provided regarding bin store

Officer Comment - *This consultation is available online and the agent is aware. It is considered that there is sufficient room on site for bin storage*

Development Engineer

The Highway Authority has no adverse comment to this application. I would suggest that the Planning Authority conditions three parking spaces and cycle facilities in order to conform to HBC Parking Standards.

Waste Services Manager

No concerns over waste collection regarding this planning application.

Public Spaces Development Manager

No comments

Crime Prevention

No comments

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: 6

Number of site notices: One

Statutory advertisement: Not applicable.

Number of representations received: 4

Summary:

(a) The concerns regarding increase in mass of the initial application for a replacement dwelling still stand and the inclusion of the two rear dormer windows will create issues of overbearing, overshadowing and overlooking to the surrounding neighbouring dwellings and outside private amenity space to the north and south due to the significant increase in building bulk to the rear.

(b) The applicant agreed to remove the dormers during the course of the considerations for planning approval APP/15/00325 and he is now reneging on this agreement.

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 and effect on the streetscene;
- (iii) Effect on neighbouring properties
- (iv) Highway Implications
- (v) Impact on trees
- (vi) Developer contributions applicable

(i) Principle of development

- 7.2 The site is within an urban area as identified by the Havant Borough Local Plan and the principle of a replacement dwelling has been demonstrated as acceptable under planning permission APP/15/00325. For full officer considerations regarding the overall scheme, please refer to the officer report for this consent. This report will consider the changes proposed by this revised scheme.

(ii) Appropriateness of design and effect on streetscene

- 7.3 The only changes to the dwelling that will be visible from the main streetscene are the inclusion of weatherboarding and the erection of a chimney. Both these elements are characteristic of development within this street, most notably the weatherboarding which is a prevalent architectural detail within this road which leads down to the coast line. As such it is not considered that the development would be detrimental to the character of the area or contrary to the Borough Design Guide and Policy CS16 (part c) of the Havant Borough Local Plan (Core Strategy) 2011.

(iii) Effect on neighbouring properties

- 7.4 The principal impacts of the new development will be felt to the dwellings either side of the site; Nos. 38 and 42 Beach Road. It is considered that the design of the roof to the rear of the proposal, being steeply sloped, will ensure that an unacceptable overbearing impact would not be created to either of the adjacent neighbouring dwellings. The inclusion of the small side dormers to the rear roof slope to replace the approved velux windows would not create an unacceptable level of overbearing to the occupiers of the adjacent dwellings; due to the small scale of the dormer structures. The overlooking that will be created is not excessive and is in line with that expected in the built suburban environment. However, the inclusion of these dormers at this stage is regrettable as they were negotiated out of the approved scheme following discussions that the applicant had with the occupiers of both adjacent dwellings. That said, it is not considered that the dormers would be harmful to the amenities of the occupiers of the adjacent residential dwellings in planning terms or contrary to the Borough Design Guide and Policy CS16 (part e) of the Havant Borough Local Plan (Core Strategy) 2011.

- 7.5 The proposed chimney stack it is a minor addition and this, along with the rotated bathroom window, are not considered to be harmful amendments to the approved scheme in terms of impact on the amenity of the occupiers of the adjacent dwellings.

(iv) Highway Implications

- 7.6 The Council's Development Engineer has raised no objection to the proposal on the grounds of the information provided within the application form and the parking layout and has suggested that car parking provision be conditioned. It is considered that there is ample space within the front garden area of the site to provide the necessary parking for a development of this scale, whilst cycle provision can also be comfortably

accommodated within the site.

(v) Impact on trees

- 7.7 The TPO trees that surround the site are located away from the development proposal within the garden of the property to the rear. Due to the distance of separation from these off site trees it is not considered that TPO trees should pose a constraint on the development of this site in the manner proposed.

(vi) Developer contributions applicable

- 7.8 The Community Infrastructure Levy (CIL) rates to be applied to development are set out in the Havant Borough Community Infrastructure Levy Charging Schedule, which was adopted by the Council on the 20th February 2013. This followed two public consultation exercises and an Examination into the Charging Schedule by an independent Examiner. The Examiners Report concluded that the Havant Borough Council Community Infrastructure Levy (CIL) Charging Schedule provided an appropriate basis for the collection of the levy in the borough. The levy is charged at £100 per square metre on new floorspace (measured as gross internal area).

It is considered that there is a CIL liability for this site as the floorspace will increase. The agent has completed the CIL planning form and confirmed that the net additional gross internal floor space will be 114 sqm and as such this will require a CIL payment of £11,400. The applicant has been advised of this sum accordingly. It is noted that a self build exemption form has been submitted with the application.

- 7.9 With regard to ecological concerns, this development would not increase the number of dwellings within the 5.6km zone identified as significant in potentially increasing recreational pressure on the Solent SPA as it will replace the existing dwelling and therefore no payment to the Solent Recreation Mitigation Partnership is due.

8 Conclusion

- 8.1 The proposed changes to the approved scheme are considered to be acceptable in design and impact upon the character of the area, and highway implications. The proposal is therefore considered to be in accordance with national planning policy, the adopted Borough Design Guide SPD and Policy CS16 (parts c and e) of the Havant Borough Local Plan (Core Strategy) 2011. Therefore it is recommended that the application be approved subject to the suggested planning conditions as listed below.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01158 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 development hereby permitted shall be carried out in accordance with the following approved plans and documents:
Design and Access Statement received 14 October 2015
Site Plan 15-248 D02 received 14 October 2015
Proposed Location Plan 15-248 D03 received 14 October 2015
Proposed Site Plan 15-248 D04 received 14 October 2015
Proposed Floor Plans 15-248 D07 received 14 October 2015
Proposed Elevations 15-248 D13 received 18 November 2015
Surrounding Hedges and Trees 15-248 D11 received 14 October 2015
Proposed Parking Plan 15-248 D12 received 14 October 2015
Proposed Section 15-248 D10 rev B received 14 October 2015
Proposed Boundary Treatment J14.347 D14 received 3 November 2015
Existing and Proposed Ground Levels J14.347 D15 received 3 November 2015
Proposed External Material types and colours J14.347/D16 received 3 November 2015
Reason: - To ensure provision of a satisfactory development.
- 3 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 shall be in accordance with plan J14.347/D15 submitted as part of Discharge of Condition application APP/15/01253. The development shall thereafter be carried out strictly in accordance with the approved details.
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.
- 4 The design of all proposed screen walls, fences, hedges and other means of enclosure shall be in accordance with plan J14.347/D14 submitted as part of Discharge of Condition application APP/15/01253. 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 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.
- 5 Construction of the building hereby permitted shall be in accordance with plan J14.347/D16 submitted as part of Discharge of Condition application APP/15/01253 and the weatherboarding details as shown on plan 15-248 D13. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: In the interests of the amenities of the locality 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 staircase/landing window in the southern elevation of the building hereby approved shall be constructed:-
- (i) to be and remain fixed shut at all times, unless details of the method of opening of the window have been first submitted to and approved in writing by the Local Planning Authority (in which case that approved method of opening shall be retained in that condition at all times unless otherwise agreed in writing with the Local Planning Authority) ; and
- (ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.
- 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 2012.
- 7 The development shall not be brought into use until a minimum of 3 parking spaces and 2 cycle storage 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.
- 8 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order 2015, no extension, building or structure permitted by Part 1, Class A of the Order shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority.
- Reason:** To protect the amenities of nearby residential properties and having due regard to policy CS16 Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 9 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no alteration to the roof of the dwelling hereby approved permitted by Part 1, Class B of the 2015 Order shall be carried out without the prior written approval of the Local Planning Authority.
- Reason:** To protect the amenities of nearby 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.