
Site Address:	Land Rear of 193-195 London Road, Cowplain, Waterlooville, PO8 8ER		
Proposal:	Erection of 3No. 4 bed detached dwellings, with associated parking and carport for plot 3 and revised vehicular access onto London Road.		
Application No:	APP/16/00065	Expiry Date:	18/03/2016
Applicant:	Mr Wilson Wilson Designer Homes Ltd	Team:	Team 2
Agent:	Mr Andrews SDA Planning Ltd	Case Officer:	David Eaves
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

Land Rear of 193-195 London Road, Cowplain, Waterlooville, PO8 8ER.

The application site would be accessed via a widened existing access off London Road which links Cowplain and Waterlooville. The properties fronting London Road are mixed in style with semi-detached, detached and terraced properties nearby. No's 193-195 are two storey semi-detached houses which have been extended in the past. These properties have long rear gardens which slope down gently from NW to SE.

To the west of the site is an area of open land, to the south are bungalows which front Dorrita Avenue. To the north of the site is 197 London Road.

2 Planning History

03/69034/000 - Two storey extension to the north east (side) elevation., Refused
22/12/2003

04/69034/001 - Two storey extension to the north east (Side) elevation.
(Resubmission)., Permitted 29/04/2004

05/69034/002 - Single storey rear extension., Refused, 06/10/2005

06/69034/003 - Single storey rear extension. , Permitted, 11/04/2006

3 Proposal

Erection of 3No. 4 bed detached dwellings, with associated parking and carport for plot 3 and revised vehicular access onto London Road.

The existing access road would be widened and would include a visitor layby and parking for the retained property 195 London Road. The existing garage to No.195 would be converted into a single rather than double garage to allow access to the new development.

Three houses would be provided to the rear of 193-195 with external parking and a car 'barn' together with limited turning. Boundary treatments would vary with a wall

and retained or replacement fencing.

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)
CS20	(Transport and Access Strategy)
CS21	(Developer Requirements)
CS9	(Housing)
DM10	(Pollution)
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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control

1. Consultation with HFRS required to assess Fire Brigade Access
2. Large volume of glazing exists in some rooms. Thermal calculations may be requested to show B.Reg compliance.

Hampshire Fire & Rescue

Access and facilities for Fire Service Appliances and Firefighters should be in accordance with Approved Document B5 of the current Building Regulations.

Crime Prevention -Minor Apps

No comments received

Development Engineer

No objection providing condition is imposed requiring the widening of the existing dropped kerb vehicular access and that the parking, turning and servicing area are set out as shown on the submitted layout plan to allow vehicles to turn on site and exit the development in forward gear. Would suggest that to conform to the HBC car parking standards two car parking plus cycle facilities per unit should be provided and retained on site.

Waste Services Manager

Only concern I have regarding this planning application is an adequate location/space for the wheeled bins to be presented as near/close to the highway for collection.

Arboriculturalist

No comments received

Engineering/Drainage, Havant Council

The drainage strategy (positive attenuated surface water drainage and positive foul drainage) is appropriate for this site.

Public Spaces Development Manager

No comments received

Portsmouth Water

No comments received.

Hampshire Biodiversity Information Centre:

Within 50m Protected and notable species - Slow-worm

Comment: Informative added re wildlife and countryside act requirements.

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: 2

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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Highways issues
- (v) Drainage
- (vi) Developer Contributions

- (i) Principle of development

The application site is situated within an urban area where further residential development is considered acceptable subject to the usual development control criteria.

- (ii) Impact upon the character and appearance of the area

The proposed development would introduce a development of a large 'backland site' for three units. There is a cul-de-sac to the south so there is a precedent for development to the rear of properties fronting London Road. It is considered the use of two long rear garden areas provide adequate opportunity for development for the three dwellings without an unacceptable form of development taking place.

Access would be taken between 195 and 197 which is considered to have an adequate space for the provision of the driveway. The development would not be readily visible from the street scene. The area is characterised by mixed dwelling types with two storey houses to the London Road frontage and bungalows to the south.

The proposals would result in the removal of some Cat C trees and hedges within the site and close to the access point. Cat B trees would be retained and additional landscaping is proposed. Subject to the works taking place in accordance with the Arb Implications Assessment and Method Statement and suitable conditions it is considered that the proposals would have a limited and acceptable impact on trees and the character of the area.

(iii) Impact upon residential amenity

The impact of the development is considered to mainly relate to 193-197 London Road and 7-8 Dorrita Avenue, these will be considered in turn.

193 London Road would retain a substantial rear garden in excess of 20m in depth. Unit 1 would include only one shower room window facing east at first floor level, this would be obscure glazed to prevent overlooking.

No. 195 has a large rear extension with conservatory and rear terrace with 10m depth of external space. Given the conservatory space and small garden this level of external amenity is considered to be appropriate. The proposal would result in the demolition of the double garage to No. 195 and its replacement by a single garage, which could be permitted development, (there would be two other external spaces and drive space).

The main impact on 195 and 197 would be from the driveway use. This would serve the three additional houses and No. 195. No. 195 has small windows and a french door facing the proposed access, however the drive would be set approximately 3.5m off the side wall of the property with No.195's own drive closest to the building (as is currently the case).

No 197 is set off the common boundary with a garage building closest to the proposed access. It is considered that the proposed access to the new dwellings would have some impact on the properties either side, however, given the position of the properties it is not considered that the access use would have an unacceptable impact in terms of noise and disturbance.

7-8 Dorrita Avenue are bungalows which back onto the site. The proposed two storey dwellings would be sited to the north of them and this would prevent any loss of light. The proposed dwellings have also been designed with low eaves lines to the rear elevations which would significantly reduce the mass and bulk of the proposed dwellings when viewed from Dorrita Avenue.

The proposed dwellings would have first floor dormer windows facing 7-8 Dorrita

Avenue, however, they would be set approximately 20m off the rear of the main buildings of the bungalows (in line with the Councils Design Guidance). There is some additional impact on the rear conservatory/sun rooms of 7 and 8 and it is considered appropriate to require additional landscaping and 2m fencing. Subject to this it is considered that any impact on the properties in Dorrita Avenue would be insufficient to warrant a refusal of planning permission.

(iv) Highways issues

The proposals involve the widening of the existing access and the provision of a drive to serve the additional dwellings with turning head and parking (including integral garages and a car barn. The Development Engineer has raised no objections to the proposals and the access and turning is considered acceptable car parking would meet the Councils adopted car parking standards and cycle parking can be provided within the garages/car barn.

(v) Drainage

The proposed foul and surface water drainage would connect to existing foul and surface water drains (subject to separate consents). The surface water would be released at pre-development rates into the system with the use of on site SUDS. The Councils Drainage has raised no objections to these proposals.

(vi) Developer Contributions

The proposed development is CIL liable and a contribution of £39,082 approx. is required.

In addition Solent Recreation Mitigation Project payment of £568.10 has been received to address habitat regulations requirements in relation to increased recreational pressure on the SPA.

8 Conclusion

In conclusion, it is considered that the proposed development would be acceptable in principle and have an acceptable impact on the character and appearance of the area. the amenities of neighbours have been assessed and the impacts are considered acceptable. The access and turning together with on site parking is considered acceptable. Drainage issues have been suitably addressed at this stage. Planning permission can therefore be recommended.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00065

(A) 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 Compulsary Purchase Act 2004.

- 2 No development shall take place until all trees that are to be retained within or 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 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 The development hereby permitted shall be carried out fully in accordance with the Arboricultural Implications Assessment and Method Statement by ECO urban Limited.
Reason: To ensure that retained trees and hedges are retained and protected having due regard to policies CS16 and DM8 of the Havant Borough Local Plan 2011 and the National Planning Policy Framework.
- 4 The landscaping works shown on the approved plans Drawing No. 09 Rev A Landscape Plan shall be carried out in accordance with the approved details and in accordance with any timing / phasing arrangements approved or within the first planting season following 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.
Reason: To ensure the appearance of the development is satisfactory 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.
- 5 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extensions, out buildings or first floor windows shall be constructed within the curtilage of the site without the prior approval of the Local Planning Authority.
Reason: In the interests of the character and appearance of the area and the amenities of adjacent residents having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 6 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.
- 7 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the building Plot 1 hereby permitted the 1st floor shower room window on the south-east

facing elevation shall be fitted, 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.

- 8 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 character and appearance of the area and to prevent unneighbourly impacts having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 9 No development shall take place until plans and particulars specifying the following matters have been submitted to and approved in writing by the Local Planning Authority:

(i) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development;

(ii) The provision to be made within the site for a material storage compound during site clearance and construction of the development.

Thereafter, throughout such site clearance and implementation of the development, the approved parking provision and storage compound shall be kept available and used only as such.

Reason: To safeguard the amenities of the locality and/or 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.

- 10 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

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.

- 11 No part of the development shall be first occupied until details of the type, siting, design and materials to be used in the construction of all means of enclosure including boundaries, screens or retaining walls, have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

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.

- 12 The development shall not commence unless and until details and samples of hardsurfacing materials have been submitted to and approved in writing by the local planning authority. The hardsurfacing shall thereafter be carried out and maintained in accordance with the approved details.

Reason: In the interests of the character and appearance of the area and to ensure suitable surface water drainage having due regard to policies CS15 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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

Location Plan Drawing No. L01
Site Layout Drawing No. 01
Proposed Floor Plans Plots 1 & 2 Drawing No. 1722-02
Plot 1 Proposed Elevations Drawing No. 1722-03
Plot 2 Proposed Elevations Drawing No. 1722-04
Plot 3 Proposed Plans Drawing No. 1722-05
Plot 3 Proposed Elevations Drawing No. 1722-06
Single Car Port Drawing No. 1722-07
Site Sections Drawing No. 1722-08
Highway Appraisal Impermeable Areas Drawing No. D1070/SK200
Drainage Strategy Foul and Surface Water Proposals Drawing No. D1070/SK300 Rev B
Highway Appraisal Highway Geometry Drawing No. D1070/SK1 Rev A
Highway Appraisal Swept Path Analysis Drawing No. D1070/SK02 Rev A
Landscape Plan Drawing No. 09 Rev A
Highway Appraisal letter RGP Design WDHL/15/D1070 dated 15th January 2016
Drainage Strategy D1070/DS/1.2 January 2016
Planning and Design and Access Statement
Arboricultural Implications Assessment and Method Statement Eco Urban Limited Ref: 15722 - AIA 15th December 2015

Reason: - To ensure provision of a satisfactory development.