
Site Address:	Former site of, 127A London Road, Waterloooville		
Proposal:	Variation of condition 2 of planning permission APP/15/00078 in relation to various refinements, including external refuse store.		
Application No:	APP/15/01363	Expiry Date:	01/02/2016
Applicant:	Churchill Retirement Living	Team:	Team 2
Agent:	Mr Geddes	Case Officer:	Daphney Haywood
	Planning Issues Ltd		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

Former site of 2 bungalows at 127A and B London Road, Waterloooville. The site which fronts onto the London Road/Hulbert Road roundabout, is situated within the centre of Waterloooville and is being redeveloped with 27 sheltered apartments. The site is a relatively flat elevated parcel of land which falls away towards the rear and has an area of approximately 0.21ha.

2 Planning History

APP/15/00078 : Demolition of existing bungalows and erection of 27 sheltered apartments for the elderly, including communal facilities, access, car parking and landscaping. Permitted 15/05/2015

APP/12/00785 Demolition of existing dwellings and erection of a part two, part three storey building comprising 26No. Category II sheltered apartments and 1No. visitor suite with 8 parking spaces. (Revised Application.) PP

APP/12/00430

Demolition of existing dwellings and erection of a part two, part three-storey building comprising 26No. Category II sheltered apartments and 1 visitor suite with 8 parking spaces. Withdrawn 27/07/12

08/72522/001

Demolition of 2No. dwellings. Erection of part 3 and part 2 storey building comprising 26No. Category II sheltered apartments with associated parking and amenity space. withdrawn 30/04/08

07/72522/000

Demolition of 2No. dwellings; erection of part 3 & part 2 storey building comprising 28 Category II sheltered apartments with associated parking and amenity space. Refused 12/07/07.

3 Proposal

Variation of condition 2 of planning permission APP/15/00078 in relation to various refinements, comprising changes to fenestration, provision of Juliet balconies, reduced eaves, refuse area externalised and modification to materials to include club tiles and reduced render.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS14 (Efficient Use of Resources)
CS16 (High Quality Design)
DM7 (Elderly and Specialist Housing Provision)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Borough Design Guide

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None required

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: 115

Number of site notices: one

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary:

Comment:

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 streetscene
- (iii) Impact upon residential amenity
- (iv) CIL and Ecology

(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 streetscene

The site is located on a prominent and elevated corner at the junction of London Road and Maurepas Way, immediately to the north of Waterloooville Town Centre. The proposed alternations are relatively modest in scale and not considered to result in a significant visual impact and do not adversely impact the appearance of the development or the street scene.

(iii) Impact upon residential amenity

To the north of the site is a terrace of two-storey houses extending the full depth of the application site. To the south is a sloping bank, which leads to an area of open space comprising a pedestrian footway and underpass which leads to Waterloooville Town Centre. To the west of the side is another sloping bank which falls away to the industrial estate to the north, set some 5 metres below the level of the application site. To the east is the roundabout.

The main impact would be on the terraced properties to the north. The proposed changes to the elevation facing these properties comprises club tiles added to the tiled area, and a ground floor glazed door with glazed side panel. These changes are not considered to impact the properties to the north. Additionally the battery car store building on this boundary would be extended to include for refuse storage. The refuse store whilst adjacent the boundary would be contained within a timber and building with 1.8m close boarded fencing providing further separation. This containment is considered sufficient to maintain residential amenities.

(iv) CIL and Ecology

Whilst the development is CIL liable, the floorspace has not increased and the liability is being paid in instalments under APP/15/00078.

This development would increase the number of dwellings within the 5.6km zone identified as significant in potentially increasing recreational pressure on the Solent SPA. Natural England's advice in regard all new housing development within this zone is that it is likely to have a significant effect on the SPA. The measures of mitigation adopted by the LPA requires a payment per dwelling to the Solent Disturbance Mitigation Project, and this payment has been received in respect to APP/15/00078.

8 Conclusion

The proposed changes are modest in scale and not considered to result in detriment to neighbours or the visual amenities of the area.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01363

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 The development hereby permitted shall be carried out in accordance with the following approved plans:
Elevations Drawing No. 10072WV:P08
Ground Floor Plan Drawing No. 10072WV:PO9
First Floor Plans – Drawing No. 10072WV P10
Second Floor Drawing No. 10072WV:P11
Battery car store CRL:10072WV:702
Site Layout CRL:10072WV:201 Rev D
Reason: - To ensure provision of a satisfactory development.
- 3 The finished levels (above ordnance datum) of the proposed buildings shall accord with the detail approved under application APP/15/00836, unless agreed in writing by 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.
- 4 The layout of all foul and surface water drainage and other underground services proposed to serve that development shall accord with the details approved under APP/15/00836 unless otherwise agreed in writing by 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.
- 5 The materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced shall accord with the details approved under APP/15/00836 unless otherwise agreed 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 CS11 and CS16, of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 The alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure shall accord with the details approved under APP/15/00836 unless otherwise agreed 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 Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 7 The site shall be landscaped in accordance with the details approved under APP/15/00836 unless otherwise agreed in writing by the Local Planning Authority. 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 and 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 fully in accordance with the Arboricultural Report prepared by Barrell Tree consultancy and submitted to the Local Planning Authority on 19 January 2015 under APP/15/00078.
Reason: To protect the trees within the development site and having due regard to policies CS16 and CS11 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 9 The accommodation hereby permitted shall be occupied solely by persons aged 60 years or over or, in the case of a couple, where one of the occupants is over the age of 60 years and the other is over the age of 55 years.
Reason: The units of accommodation have insufficient on-site parking to be occupied independently and the development does not make a contribution to open space/recreation provision due to the age range of intended occupiers, 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.
- 10 No burning of materials shall take place anywhere on the development site, throughout the period of site clearance and development.
Reason: To protect the health of trees to be retained in the interests of amenity and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 11 No external plant or equipment shall be installed or used without the prior written consent of the Local Planning Authority.

Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 12 The development shall be implemented strictly in accordance with the scheme for protecting the proposed dwellings from traffic noise (London Road and Maurepas Way) approved under APP/15/00821 unless otherwise agreed in writing by the Local Planning Authority. The dwellings shall not be occupied until the implementation of all works forming part of such approved noise protection scheme has been completed in full accordance with all detailed components of such scheme.

N.B.

Maximum noise level (predicted 15 years from completion of dwellings) in habitable rooms, with windows closed and other means of ventilation provided:

Daytime 38 dB LAeq,16h

Night time 30 dB LAeq,8h

Reason: To safeguard the amenities of occupiers of those dwellings and having due regard to policy DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 13 No development other than the demolition of existing buildings shall take place until the new site accesses are both completed, including the crossing of the highway verge and footway, in accordance with the approved Site Layout Plan LRW/P12/03 Sk01 and the Site Set-up drawing CRL : 10072WV : 202 B approved under APP/15/00078.

Reason: In the interests of highway safety and mindful of the proximity of the adjoining roundabout junction and in the interests of the safety and free-flow of traffic and pedestrians and having due regard to policies CS16 & CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 14 The existing site accesses shall be stopped up and abandoned and any footway/verge crossings shall be reinstated on completion of the new accesses

Reason: In the interests of highway safety and mindful of the proximity of the adjoining roundabout junction and in the interests of the safety and free-flow of traffic and pedestrians and having due regard to policies CS16 & CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 15 No development other than the demolition of existing buildings shall take place until the area shown hatched in brown on the Site Set-up drawing CRL : 10072WV : 202 B approved under APP/15/00078 has been provided and made available for the purposes of vehicle access, manoeuvring and loading/unloading. Thereafter this hatched area shall be maintained for these purposes for the duration of development works and no storage or the siting of any site cabin, building or silo, shall take place within this hatched area.
Reason: To safeguard the adequacy of vehicular access and manoeuvring during the period of development works, mindful of the proximity of the adjoining roundabout junction and in the interests of the safety and free-flow of traffic and pedestrians and having due regard to policies CS16 & CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 16 The building shall not be occupied until space for the loading, unloading and parking of vehicles has been provided within the site, surfaced and marked out in accordance with the approved details. Such areas shall thereafter be retained and used solely for those purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 17 The development shall be carried out in accordance with the Travel Plan approved under APP/15/00744. The Travel Plan shall be fully implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of highway safety and in and having due regard to policy DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 18 The development shall be carried out in accordance with the details of the measures including replacement habitat such as log piles to mitigate the impacts on ecology approved under APP/15/01073. The development shall not be occupied until the approved details has been implemented unless otherwise agreed in writing by the Local Planning Authority.
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.