
Site Address: 61 Silvester Road, Waterloo, PO8 8TJ
Proposal: Outline application for demolition of existing bungalow and garage and construction of 2No. 3 bedroom semi-detached dwellings with integral garages, and 1No. 3 bedroom detached bungalow and garage. New access to Silvester Road. With all matters reserved.

Application No:	APP/15/00627	Expiry Date:	12/08/2015
Applicant:	Mr Oliver	Team:	Team 2
Agent:	Mr Oliver	Case Officer:	Richard Nash
	The Town Planning Experts		
Ward:	Hart Plain		

Recommendation: **GRANT OUTLINE CONSENT**

1 Site Description

The application site is located on the southern side of Silvester Road, almost opposite its junction with Glenwood Gardens. The site consists of a lengthy plot and is currently occupied by a single storey dwelling of traditional character and brick and tile construction, set back from the highway. There is a detached garage to the side and rear of the dwelling. The site is enclosed by fencing to the side and rear boundaries.

The area is predominantly characterised by low to medium density land use, with a range of dwelling styles and sizes, including examples of backland or tandem development. Exceptions to this are a care home immediately to the west of the site and a religious premises immediately to the south.

2 Planning History

08/72662/000: Outline application for demolition of existing bungalow and garage and construction of 2No. 3 bedroom semi-detached dwellings with integral garages, and 1No. 3 bedroom detached bungalow and garage. New access to Silvester Road. Approved.

3 Proposal

The current application proposes the demolition of the existing bungalow and garage, the erection of 2No. 3 bedroom semi-detached properties at the front of the site and the construction of 1No. 3 detached bungalow in the rear plot, with a new access from Silvester Road. The application is in outline with all matters reserved.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS21	(Developer Requirements)
CS9	(Housing)

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)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Supplementary Planning Documents and Guidance

Borough Design Guide SPD (2011)

Housing SPD (2011)

Residential Parking and Cycling Provision SPD (2010)

Developer Contributions Guide (2013)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control (Fire Access Consultation): No floor plans available. Unclear how Fire Brigade access is achieved - suggest consultation with HFRS.

NB: Further consultation would be appropriate at Full or Reserved Matters application stage.

Development Engineer - Highways: It is difficult to appraise the application with all matters reserved. However, the Highway Authority will require, turning on site, for the back property and the provision of new or reinstated drop kerbs. I would advise the Planning Authority to insist on 2 parking spaces plus cycle facilities for each of the proposed properties.

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: 8

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 2

Summary:

Silvester Road has too many properties in the road already especially in this specific area - severe parking problems exist and this development will only serve to increase the problem. There have been several near misses already, cars park on both sides of the road and on the pavement, and there is a junction directly opposite. The road is used as a cut through because Hart Plain Avenue is right turn only at the Milton Road

end. Silvester Road is full up and downright dangerous as it is - especially near the nursing home next door to number 61.

Comment:

Highway and parking matters are discussed below.

Summary:

On behalf of adjoining care home: Silvester Road is characterised by a variety of detached and semi-detached dwellings and prevailing pattern is frontage development with dwellings set back from the road and having long rear gardens. Proposed tandem bungalow to rear would not reflect the general pattern. Proposed rear plot and bungalow would be wholly alien and uncharacteristic of surrounding development and readily apparent when viewed from the surrounding gardens.

Creation and use of drive along side boundary of Care Home will introduce noise, fumes and disturbance to ground floor bedrooms that overlook and directly abut boundary and first floor bedrooms that have velux windows set into monopitch roof. All these bedrooms currently have a quiet aspect. Activity and passage of vehicles would be noisy, un-neighbourly, and detrimental to reasonable peaceful enjoyment of bedrooms and associated external garden areas. Similar concerns arise in relation to noise and activity levels within the parking and turning area of the proposed bungalow. Noise and activity will affect residents and cause demonstrable harm to enjoyment of their bedrooms. This harm will be exacerbated during summer months when windows are open and greater use is made of garden areas.

Recognise that the has Council granted outline permission for similar development, but this lapsed some time ago. Time limits are imposed on planning consents for the very reason that Councils can re-consider the merits of applications and reject them if there are compelling reasons.

Comment:

These matters are discussed below.

7 Planning Considerations

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) Site Layout and Scale of the Development
- (iii) Impact on neighbouring amenity
- (iv) Developer contributions and other matters

(i) Principle of development

The site is designated as being within a defined urban area in the Local Plan and, therefore, development is acceptable in principle subject to normal Development Management criteria. Precedents for the redevelopment of large residential plots have already been set in the locality, in terms of both frontage and backland dwellings.

Furthermore, outline planning permission was granted in 2008 for a very similar proposal. This permission has now lapsed. The current proposal therefore offers an opportunity to reassess the suitability of the proposal against more up to date policies.

In this case it is considered that, if anything, national and local policy is now even more supportive of such proposals.

(ii) Site Layout and Scale of the Development

The suggested plots for the semi-detached frontage properties would measure approximately 27 metres x 6 metres, with a gap of approximately 1 metre between each dwelling and the closest side boundary. Rear gardens are suggested as being approximately 10 metres in depth. The scale and siting of these dwellings would be appropriate within the street scene.

The proposed access road to the rear of the site would run along the western boundary. Although the width of this proposed access appears to taper on the submitted drawings, a width of at least 3.5 metres could apparently be achieved along its full length (details of this could be established at Full or Reserved Matters application stage). The rear plot would contain a detached bungalow with a suggested plot size of 26 metres x 16 metres and a gap of at least 1 metre between each side elevation and its closest boundary. The rear garden is suggested as being approximately 9.5 metres in depth, but there appears to be scope to increase this to the 10 metres recommended within the Borough Design Guide. The proposed layout and scale of development are considered to offer an adequate amount of amenity space for each plot without creating a cramped and congested layout on the overall site.

(iii) Impact on neighbouring amenity

There is potential for overlooking of adjoining properties from the new dwellings. However, window sizes and positions could be established at Full or Reserved Matters application stage in a manner that avoids this. Restricting the dwelling on the rear plot to a single storey dwelling with no roof accommodation should limit its impact in terms of outlook, shadowing and overbearing effect.

The front door of the adjoining property to the east, along with ground floor w.c. and utility room and first floor bathroom and windows, directly faces the site. Whilst the new dwellings would be highly apparent when using these areas, the door and windows do not serve primary living areas and would be largely offset to the actual proposed buildings.

There is potential for the proposed access drive to impact on the amenities of the adjoining care home. The construction of this building (following the demolition of a school) constitutes a material change in on-site circumstances since the granting of the now lapsed outline planning permission. It is noted that planning permission for the care home building was also granted in 2008, two months after the outline approval on the application site. The proximity of rooms to the proposed driveway does not appear to have caused concerns at that time.

The Applicant indicates that the retention and provision of a 1.8 metre fence on the boundary would screen views of the site from this direction, including the access. Furthermore, the driveway would be finished in tarmac or similar material to reduce noise to occupants of the new frontage houses or occupants of the care home. Details of these matters could be established at Full or Reserved Matters application stage.

The proximity of the driveway to the proposed western frontage dwelling was not of concern previously, and similar relationships have been approved at application stage

and allowed at appeal. The effect on residents of the care home is unlikely to be any materially different in this respect and, taking all of this into account, it is considered on balance that a reason for refusal based around this issue could not be sustained.

(iv) Developer contributions and other matters

As the proposal is in outline, it is not subject to the Community Infrastructure Levy - this would be dealt with at the Full or Reserved Matters application stage. The proposal is subject to a financial contribution in respect of the Solent Recreation Mitigation Project, and an appropriate Deed and Payment have been provided. Parking provision is not indicated on the submitted drawings but there is scope for integral garages and/or provision of parking and turning spaces to the frontage of the dwellings. The Highway Engineer has recommended a relevant condition.

8 Conclusion

The proposed demolition of the existing bungalow and garage, construction of 2No. 3 bedroom semi-detached properties at the front of the site and of 1No. 3 detached bungalow to the rear with new access from Silvester Road would be acceptable in principle. The proposal would not have a detrimental impact on the application site, the wider locality or the amenities of occupiers of neighbouring properties. Parking, developer contributions and other matters can be satisfactorily dealt with by way of planning conditions and normal process.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT OUTLINE CONSENT** for application APP/15/00627, subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 2 years from the date of the approval of the last of the reserved matters to be approved.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Approval of the details of the scale, layout and appearance of the proposed development, the means of access thereto and the landscaping of the site hereinafter called "reserved matters" shall be obtained from the Local Planning Authority in writing before any development is commenced.
Reason: In order to secure a satisfactory development.
- 3 Application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of the grant of this planning permission.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

01 SILVRD (Proposed Block Plan)
02 SILVRD (Proposed Site Plan)

03 SILVRD (Proposed Location Plan)

Reason: - To ensure provision of a satisfactory development.

- 5 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building, structure or hardstanding permitted by any such Order shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority.

Reason: To safeguard the amenities of the locality and occupiers of the dwellings hereby approved and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 Notwithstanding the requirements of Condition 2, the proposed dwelling to the rear of the site shall be of single storey design, with no accommodation contained within the roofspace.

Reason: To safeguard the amenities of occupiers of neighbouring dwellings 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 buildings shall not be occupied until space for the parking and turning of vehicles (at least 2 per dwelling) and storage of cycles have been provided within the site, surfaced and marked out in accordance with details to be agreed in writing with the Local Planning Authority. 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 Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.