
Site Address:	109 London Road, Cowplain, Waterloooville, PO8 8XJ		
Proposal:	Variation of Condition No. 2 of Planning Permission APP/15/00255 to amend plans for plot 3 to provide accommodation over attached garage including amended first floor layout.		
Application No:	APP/15/01387	Expiry Date:	03/03/2016
Applicant:	Mr Chaplin C&G Developments Ltd	Team:	Team 2
Agent:	Mr Bennett Kalotec Limited	Case Officer:	Daphney Haywood
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located on the western side of London Road, to the north of the Cowplain District centre and approximately 50m north of the junction with Latchmore Forest Grove. This part of London Road is primarily residential in character comprising single and two storey dwellings, with some limited commercial development fronting London Road.

The site lies to the rear of 109 London Road a two storey property with retail on the ground floor frontage and residential to the rear and at first floor. Between the application site and the rear of 109 are 2 houses recently constructed under APP/00439. To the south are detached mainly single storey dwellings in Latchmore Forest Grove, to the north is 2 storey housing served by Brewster Close. To the north east the land has been developed to provide 2 bungalows which were granted on appeal, beyond this between Brewster Close and the application site is an area of vacant land.

The site is currently being developed in accordance with planning permission APP/00255.

2 Planning History

APP/15/00255 2No. detached 3 bed houses (plots 3 & 4) with associated access and car parking. Resubmission for part of approved planning permission

APP/14/00439 Construction of 4No. 3 bed houses including associated access, car parking and landscaping. Permit 10/14(2 of the 4 houses have been constructed under this permission).

3 Proposal

Variation of Condition No. 2 of Planning Permission APP/15/00255 to amend plans for plot 3 to provide accommodation over attached garage including amended first floor layout.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS14	(Efficient Use of Resources)
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)

Havant Borough Design Guide Supplementary Planning Document 2011
Residential Parking and Cycle Provision (2010)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

HFRS- No adverse comments
Building Control - No adverse comments
Waste - No adverse 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: 22

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary:

- Window over the garage will result in loss of privacy
- Tree protection has not been provided and the present proposal will exacerbate this.
- Continuation of French drain along the boundary of plots 1 and 2 will cut through tree roots.

Comment:

The window to the bathroom is to be conditioned to be obscure glazed.
Tree protection and impact of drainage on tree roots have been raised with the developer, and now addressed

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) Ecological issues
- (v) CIL

(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 proposed first floor accommodation above the existing garage would result in a little or no gap between the plots, however, in terms of impact on the streetscene the property is located within a small cluster of properties and the proposed addition would be set back some 7m from the building frontage. As such it would not be readily visible or prominent in the street scene and the impact is considered acceptable.

(iii) Impact upon residential amenity

The main impact relates to properties in Latchmore Forest Grove which lie to the south.. The proposed first floor addition which, provides a bedroom and en suite, would be only 5m from the rear boundary. The plans have been amended to reduce the bulk of development at the rear by lowering the eaves height. Additionally the window to the landing has been reduced in size, and the proposed en suite window would be obscured glazed. The properties in Latchmore Forest Drive are slightly elevated and given the reduction in eaves height which is now below 4m and that no windows are proposed in the rear elevation of the proposed first floor over the garage, this relationship is considered acceptable.

Regarding properties in Brewster Close, these properties are sited to the north beyond vacant land and window to window separation exceeds the 20m minimum.

(iv) Ecological issues

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 at the end of June this year requires a payment of £174 per dwelling to the Solent Disturbance Mitigation Project. The completed deed and

payment in full have been received in respect to APP/15/0225.

(v) CIL

The 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 £80 per square metre(indexed) on new floorspace (measured as gross internal area). There is a CIL liability for the additional floorspace and the applicant has been advised of this liability.

8 **Conclusion**

It is considered that the proposal accords with the relevant Local Plan and Allocation policies and the application is therefore recommended for permission

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01387

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:

Site Layout plot 3 2015.078 PL1.01 Rev A
Plot 3 floor and roof plans 2015.078 PL.102 Rev A
Plot 3 Elevations 2015.078 PL.103 Rev A

Reason: - To ensure provision of a satisfactory development.
- 3 Construction of the building(s) hereby permitted shall be in accordance with the materials approved in respect to planning permission APP/15/00255.
Reason: In the interests of the amenities of the locality 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.
- 4 Landscaping of the plot shall be in accordance with the details approved in respect to planning permission APP/00255.
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.

- 5 No dwelling shall be occupied until space for the parking of vehicles has been provided within each 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 Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order) no extensions, alterations, buildings or structures permitted under Schedule 2, Part 1, Classes A, B, C and E of the Order shall be constructed at or erected within the curtilages of the dwellings hereby permitted without the prior approval in writing of the Local Planning Authority.
Reason: To enable the Local Planning Authority to maintain control of such additions in the interests of the character and appearance of the development and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 together with 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 extension / building hereby permitted the en suite window in the first floor on the east side elevation shall be fitted with, 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 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed above ground floor level in the development hereby permitted without the prior written approval of the Local Planning Authority.
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.