
Site Address:	32 Ramsdale Avenue, Havant, PO9 4DZ		
Proposal:	Construction of 1No. 2 bed two storey end of terrace house with associated parking and vehicular access from Shawford Grove.		
Application No:	APP/15/00885	Expiry Date:	09/10/2015
Applicant:	Mr D Jeffrey	Team:	Team 2
Agent:	Mr P White	Case Officer:	Rachael McMurray
Ward:	Barncroft		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located on Ramsdale Avenue in Leigh Park and currently forms part of No. 32 Ramsdale Avenue, which is located on the corner with Shawford Grove. No. 32 is a two-storey, end of terrace dwelling built as part of a large, post war housing estate. The dwelling sits back from the corner highway junction with grass verges separating the dwelling and highway. There is a section of garden to the side of the dwelling, which runs parallel with Shawford Grove. This area of Leigh Park is characterised by short terrace rows, all of a similar design.

2 Planning History

None relevant

3 Proposal

Construction of a 2no. bed, two-storey end of terrace dwelling with associated parking and vehicular access from Shawford Grove.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS19	(Effective Provision of Infrastructure)
CS9	(Housing)
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)
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Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboricultural Officer:

Having looked at the proposal it appears that the maturing Lime's RPA will not be impacted on by the new dwelling. There is adequate separation between the tree canopy and the proposed unit so as not to raise concerns in relation to a future pressure for excessive pruning.

The tree will require protection during the construction phase and the AMS/TPP provided by Professional Tree Services Limited should be conditioned if permission is granted for this application.

Providing that the AMS/TPP is adhered to I have no objections.

Development Engineer - Highways:

The Highway Authority have no adverse comment to this application.

Landscape Team:

No landscape objection to the application.

For rear garden fence to plot 32a, I would prefer the corner is chamfered to improve visibility for both pedestrians and the emerging parked vehicle. An additional gate via the proposed 1.2 fence with flag paved link to the adjacent footpath might simplify movement of bins for waste collection.

The type of planting and parking bay surfacing would benefit from further clarification.

Southern Water:

A public surface water sewer crosses the site. It may be possible to divert the apparatus however, any permission should include a condition which requests that the developer must advise the LA (in consultation with SW) of the measures which will be undertaken to divert the public sewers, prior to the commencement of development.

A condition should also be included to request further details of foul and surface water drainage prior to the construction of the development.

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: 12

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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 on the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Highways and parking
- (v) Impact on trees and hedges
- (vi) Developer contributions / CIL

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable provided that the development is in accordance with the Development Plan and all other material planning considerations.

(ii) Impact on the character and appearance of the area

The immediate locality is residential in character comprising similar style dwellings contained within short terrace rows. The proposal would be a continuation of the existing terrace in terms of height, width and massing and window orientation, which complies with the advice laid out in Local Plan Policy CS16 (High Quality Design). The proposed dwelling would have a rear garden depth comparable (other than the section reserved for parking) with other dwellings in the locality and acceptable for that of a two bedroom dwelling. Overall the dwelling would sit comfortably with the character of the immediate area and would not set a precedent that would lead to further development, out of keeping with the established pattern of development within the streetscene.

(iii) Impact upon residential amenity

It is considered that the dwelling would have minimal impact on the attached No. 32 as it would follow the same front and rear building lines. No. 59 Shawford Grove which would be located at the rear of the site, is also unlikely to suffer any significant adverse impact. The reason being this property is located approx. 15m from the rear of the proposed dwelling and the side / north elevation of No. 59 Shawford Grove has one window at first floor level which appears to serve a landing area. It is noted that no objections have been received.

(iv) Highways and parking

The proposal requires two on site parking spaces in order to accord with the Council's adopted parking standards and this is induced in the proposal. It would be located at the rear of the dwelling and accessed from Shawford Grove. However, this would remove the on site parking area for the existing No. 32. The consideration therefore is what would the impact be on the immediate locality of on road parking for this property. However, given that the large majority of properties do not have on site parking and park in established parking bays along the road side, this would not be wholly out of

character, or unlikely to have an adverse impact on the amenity of the immediate locality. It would therefore not warrant a reason for refusal on these grounds.

(v) Impact on trees

The Tree Officer has been consulted and has advised that the nearby Lime tree would not be impacted upon by the new dwelling. However, the development should be carried out in accordance with the submitted AIA and MS.

(vi) Developer contributions / CIL

The proposal is CIL liable for a payment of £5920. It is also liable for a contribution towards the SDMP (Solent Disturbance Mitigation Project) of £174 plus an admin and monitoring fee. The relevant paperwork for this has been returned and completed. The proposal therefore accords with Policy CS21 (Developer Contributions).

8 Conclusion

The application is considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00885 subject to the following conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and full specification of 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 2015.

- 3 No development shall take place until finished floor levels for the proposed building(s) relative to 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 amenities of the area having due regard to policy CS16 of the Havant Borough Local Plan 2011 and the National Planning Policy Framework 2012.

- 4 No development hereby permitted shall be commenced until a detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works.
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 policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 The development shall not be brought into use until a minimum of two parking spaces have been provided within the curtilage of the new dwelling as shown on Drawing Number 'Planning002' 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.
- 6 Notwithstanding the provision of any Town and Country Planning General Permitted Development Order, no extensions or outbuildings shall be constructed within the curtilage of the site without the prior approval of the local planning authority.
Reason: In the interests of the amenities of the immediate locality and having due regard to policies CS16 of the Havant Borough Local Plan (Core Strategy) 2011 which forms part of the Local Development Framework.
- 7 No development hereby permitted shall commence until details of the proposed means of foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be provided in accordance with the approved details.
Reason: To ensure that all such drainage provision is constructed to an appropriate standard to avoid flood risk and having due regard to policies CS15, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy framework 2012.
- 8 Prior to the commencement of development hereby permitted details of the measures to be undertaken to divert the public sewer crossing the site shall be submitted to and approved in writing by the Local Planning Authority (in consultation with Southern Water). The diversion shall thereafter be completed in accordance with the approved details.
Reason: To safeguard the infrastructure of the locality and ensure that all such drainage provision is carried out safely and having due regard to policies and proposals CS16, CS19 and DM10 of the Havant Borough Local Plan

(Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Arboricultural Impact Assessment and Method Statement dated 07/08/15

Design and Access Statement - dated August 2015

Existing plans and elevations - DN: Planning001

Proposed plans and elevations - DN: Planning002

Reason: - To ensure provision of a satisfactory development.

- 10 The development shall be carried out in strict accordance with the approved Arboricultural Impact Assessment, Method Statement and Tree Protection Plan by Professional Tree Services Ltd.

Reason: to ensure the adequate protection of the nearby tree and having due regard to Policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.