
Site Address: 109 London Road, Cowplain, Waterlooville, PO8 8XJ
Proposal: Rear extension to provide extended first floor and creation of 2No. flats, 1No. 1 bed and 1No. 2 bed, with car parking below and associated refuse and cycle store facilities.
Application No: APP/14/00823 Expiry Date: 02/10/2014
Applicant: J A Norris Property Team: Team 2
 Developments Ltd
Agent: Mr Weymes Case Officer: Daphney Haywood
 Les Weymes Planning
 Consultancy Ltd
Ward: Cowplain

Recommendation: **REFUSE PERMISSION**

1 Site Description

- 1.1 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 but with some limited commercial development fronting London Road.

109 London Road is a two a storey property with retail on the ground floor frontage and residential to the rear and at first floor. To the south is a block of 12 flats, to the north the frontage has been developed with a pair of semi-detached dwellings with the rear part of the site currently being developed to provide 2 bungalows which were granted on appeal. To the west and rear of the site planning permission has been granted for 4 dwellings, comprising two pairs of semi-detached houses.

2 Planning History

Rear of 109 London Road

APP/14/00439 Construction of 4No. 3 bed houses including associated access, car parking and landscaping. Permit 2014.

111 London Road, Cowplain, Waterlooville

APP/12/01302

Erection of 2No. 1 bed bungalows utilising existing access from London Road, and underground pumping station. Refused on 11/03/13 for the following reasons:

1. The proposed development by virtue of its layout, form, lack of private amenity space and the size of the plots, results in a cramped and contrived form of development which is at odds with the established development pattern of the locality contrary to the Havant Borough Council Borough Design Guide Supplementary Planning Document, December 2011, Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework, March 2012.

2. The plot layouts of the proposed dwellings would result in unacceptable amenity space and living conditions due to noise, activity and disturbance to the future

occupants and is therefore contrary to Havant Borough Council Borough Design Guide Supplementary Planning Document, December 2011, Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework, March 2012.

3. The proposal, without completion of the appropriate binding arrangements to secure a contribution towards the Hampshire County Council Transport Policy, is contrary to the Council's Policy on contributions towards transport infrastructure which seeks to ensure that the provision is made from new development towards improvements to the transport infrastructure. It is therefore contrary to policies CS21 and DM12 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Allowed on appeal

APP/10/00594

Demolition of existing house. Erection of 4No. new dwellings. Permitted 31/01/11.

08/73191/000

Demolition of existing structures and construction of 6 three bedroom dwellings and 5 two bedroom flats with associated parking, landscaping and bin and cycle storage. Refused 16/12/2008.

3 Proposal

- 3.1 Rear extension to provide extended first floor and creation of 2No. flats, 1No. 1 bed and 1No. 2 bed, with car parking below and associated refuse and cycle store facilities.

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)
CS16	(High Quality Design)
CS21	(Developer Requirements)
CS9	(Housing)
DM1	(Recreation and Open Space)
DM12	(Mitigating the Impacts of Travel)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

DM24	(Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)
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Supplementary Planning Documents (SPD) forming part of HBLDF
Residential Parking and Cycle Provision (2010)
Borough Design Guide (2011)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control, (Fire Access Consultation) No adverse comments
Waste Services Manager no issues of waste collection from this new development.
Crime Prevention -Minor Apps No comments received
Engineering/Drainage Usual surface water arrangements for this area (drainage to ensure there is no spillage of water onto adjacent property
Arboriculturalist Not applicable
Economic Development - Commercial and Housing No comments received

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: 23

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary: As the occupant of the large flat above, it will definitely affect myself and my children when we've only been in there a year and just starting to settle in. It will also overlook the new site that is currently under construction. Parking will also be an issue as 3 of the flats have 2 spaces allocated at present. Parking is an issue currently in the surrounding roads so will only compound the problems.

Comment:

see section 7

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. Nature of the development
- iii Effect on Residential Amenity
- iv. Adequacy of parking and access
- vi. Ecological issues
- v. CIL

i. Principle of development

7.2 The site is located within a defined urban area where the development plan states that further development is acceptable provided it respects the environmental quality of the area.

ii. Nature of the development

- 7.3 The Council adopted the Havant Borough Council Borough Design Guide Supplementary Planning Document in December 2011. The aim of the document (SPD) is to provide detailed information that supplements Policy CS16 of the Havant Borough Core Strategy, to raise the standard of design across the Borough and set out what the Council expects developers to deliver in terms of the design of new developments and how the distinctive character and qualities of the Borough should be respectfully improved and enhanced through development. The Design Guide SPD clearly states that new developments should follow the common building line i.e. that defined by immediate neighbours and ensure there is an appropriate degree of enclosure that makes streets feel welcoming.
- 7.4 The surrounding area is of mixed character and layout including back land development. The long narrow form of the existing building is not a general characteristic of the area and currently results in an enclosed overbearing impact on the neighbouring properties. The proposed extension would add to this adverse impact with the extension projecting in close proximity and at a raised level above the access road. This would not enhance the environment.

iii Effect on Residential Amenity

- 7.5 Policy CS16 of the Core Strategy refers to High Quality Design and amongst other things requires that:
- e) The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking".
- 7.6 The main impact relates to the new bungalows. The proposal would be sited uphill and to the south of these bungalows, and approx 7.2m from the side wall and living room window of the front bungalow. As such the proposed development which has a full two storey eaves height would be over dominant and result in loss of outlook to the detriment of the amenities of the nearest bungalow, the driveway access and gardens of the bungalow and houses .
- 7.7 Whilst the siting may be compared to that of the recent permission for 4 dwellings to the rear of 109, the plans for that development were amended to provide for a lowered eaves height to the 2 properties fronting the bungalow to achieve an acceptable relationship. This is not the case for the present proposal.

iv. Adequacy of parking and access

- 7.8 The proposal seeks to utilise the existing access and the proposal provides for one space per existing and proposed dwelling, which given the sustainable location of the site is considered acceptable, and the Council's Highway Engineer has raised no objection to the proposal with respect to access and parking.

vii. Ecological issues

- 7.9 The development would increase the number of dwellings within the 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 £172 per dwelling to the Solent Disturbance Mitigation Project. The Payment form/deed for up front payment has been signed but no payment received and therefore in the absence of the payment or a legal agreement a refusal reason on this matter is applicable.

v. CIL Liability

- 7.10 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 proposed floor area is 76.7 sq m and the levy is charged at £80 per square metre on new floorspace (measured as gross internal area). It is considered that there is a CIL liability for this site..

8 Conclusion

- 8.1 The proposal would have a detrimental impact on the character of the area and have an adverse impact on the adjacent bungalow and refusal is recommended.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **REFUSE PERMISSION** for application APP/14/00823 for the following reasons:

- 1 The proposed development by virtue of its layout, size and form, results in a cramped and overbearing form of development which is out of keeping with the established development pattern of the locality and would have an adverse impact on the visual amenities of the area contrary to the Havant Borough Council Borough Design Guide Supplementary Planning Document, December 2011, Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework, March 2012.
- 2 The proposed development owing to its proximity and raised level would result in an unacceptably overbearing impact and loss of privacy to the adjacent bungalow, the access driveway to the north and neighbouring gardens to the detriment of residential amenity and appearance of the area and the proposal is therefore contrary to Havant Borough Council Borough Design Guide Supplementary Planning Document, December 2011, Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework, March 2012.
- 3 The proposal, without the completion of the appropriate binding arrangements to secure a contribution towards the Solent Disturbance Mitigation Project, is contrary to the Council's Policy on mitigating the impacts

of development which, in accordance with approved Policy DM24 of the Local Plan seeks to mitigate the impact of new residential development on the Solent Special Protection Area (SPA). It is therefore contrary to policy DM24 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.