
Site Address: 1 Sparsholt Close, Havant, PO9 4AP
Proposal: Retention of 1No. 2 bed end of terrace house with revised reduced curtilage and amended parking layout. (Resubmission of APP/14/00793.)
Application No: APP/15/01057 Expiry Date: 20/11/2015
Applicant: Mr Hellyer Team: Team 2
Agent: Case Officer: Daphney Haywood
Ward: Barncroft

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a recently constructed 2 storey, 2 bed end of terrace dwelling located on the west side of Sparshot Close. The site is adjacent a drive to a rear parking court which adjoins the southern boundary of the site.

2 Planning History

APP/14/00793 Construction of 1No. 2 bed end of terrace house with associated parking and landscaping.

APP/12/00176 - 1 No 2 bed end of terrace house with associated parking and landscaping. Permitted 27/6/12 with 106 for Green Transport Contribution

3 Proposal

Retention of 1No. 2 bed end of terrace house with revised reduced curtilage and amended parking layout. (Resubmission of APP/14/00793.)

The rear triangle of the land has now been fenced off and the plot reduced in dept to 10m, and the parking spaces whilst previously accessed off the drive to the parking court and set at an angle to the side/rear of the proposed dwelling, would now be provided in the parking court to the side of the property.

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)
- CS14 (Efficient Use of Resources)
- CS16 (High Quality Design)
- 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)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - Highways

The Highway Authority has no adverse comments to this application. I would suggest to the Planning Authority that in order to conform to HBC car parking standards a condition is imposed that two parking spaces must be provided. That way if the lease for the Portsmouth car parking was terminated it would ensure that two parking space would need to be provided within the curtilage of the property.

Ecology - Adjacent SINC

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: 6

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

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) Adequacy of the site to accommodate the development
- (iii) Highway issues

(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. The principle of developing the site for a dwelling has been established by the earlier permission and the ecology contribution and CIL have been paid in respect to the dwelling that has now been constructed on the site. The considerations in respect to the current application relate to the adequacy of the site to accommodate the development without detriment and the impact of the revised parking arrangements. These are addressed below.

(ii) Adequacy of the site to accommodate the development

The dwelling will be provided with a 10m deep garden in accordance with the design standard minimum, and the property would be served by an appropriately sized garden. As such the proposal would not result in detriment to the character of the area or neighbouring properties. Whilst the proposal results in a isolated land parcel, which has the potential to become untidy, this in itself would not support refusal, and there are other means to deal with such a situation should it materialise.

(iii) Highway issues

The approved plans indicated 2 parking spaces to serve this 2 bed dwelling, and the parking now proposed provides 2 spaces in accordance with the Council's parking standards. These spaces would be located in the existing parking court, however, this area has a low usage and the proposal is not considered to result in an adverse impact on parking and highway considerations. However, the 2 spaces would be on land leased from Portsmouth Council and therefore a condition requiring the provision of the proposed 2 spaces is recommended. Notice has been served on Portsmouth CC.

8 Conclusion

The proposed revisions to the plot and the parking are not considered to result in detriment and permission is recommended.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01057

subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development shall not be brought into use until the 2 parking spaces shown on approved drawing no 160 101 P8 have been provided to serve the development and thereafter those 2 spaces shall be kept available for use by the proposed dwelling.
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.
- 3 The development shall not be brought into use until a minimum of 2 secure cycle storage spaces have been provided within the curtilage of the site and thereafter all of those storage 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.

- 4 The existing hedge along the south western boundary of the site shall be retained and reinforced where necessary to a minimum height of 1 metre and to a standard consistent with good arboricultural practice.

Reason: To retain the existing boundary definition and to protect the appearance and character of the area 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.

- 5 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows or other such openings shall be constructed at first floor level or above in the south side elevation or in the front (east-facing) roof-slope, 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 Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 6 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Class A of the 1995 Order, as amended, shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority.

Reason: To enable the Local Planning Authority to maintain control of such additions in the interests of the amenity of neighbouring residents 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location and site plan Drawing 160/101 P8

Proposed elevations drawing 160/102 P2

Reason: - To ensure provision of a satisfactory development.