
Site Address:	47 Southleigh Road, Havant, PO9 2QQ		
Proposal:	Construction of 1No. 2 bed detached bungalow and extension of dropped kerb onto Southleigh Road.		
Application No:	APP/14/00904	Expiry Date:	05/11/2014
Applicant:	Mrs Roonan	Team:	Team 1
Agent:	Mrs Grinstead	Case Officer:	Heather Lealan
	Your Home Plans Ltd		
Ward:	St Faiths		

Recommendation: **REFUSE PERMISSION**

1 Site Description

Southleigh Road is a residential road located within Warblington. Southleigh Road is characterised by detached dwellings of which the majority are two storeys in height. The plots are quite large and there are several mature trees within the road which creates a spacious and verdant, suburban character.

No. 47 Southleigh Road is a two storey, detached dwelling which is set back from the front of the plot by approximately 15m. The property has a flat roof and is of a mid century modern design. There is a detached garage to the west.

The existing access drive serves the existing dwelling and two further dwellings, No.51 located top the north west of the site and No.49 located directly behind and to the west of No.47.

2 Planning History

APP/11/01556

Demolition of existing single detached garage and single storey extension.
Construction of two storey extension incorporating new integral double garage, second floor extension and roof terrace. Refused

APP/12/00276

Demolition of existing single detached garage and single storey extension.
Construction of two storey extension incorporating integral garage. (Revised Application.) Permitted

3 Proposal

Construction of 1No.2 bed bungalow and extension of dropped kerb onto Southleigh Road. The bungalow is proposed to be constructed within land that currently forms the front garden of the existing two storey flat roofed dwelling house.

The applicant has completed the CIL exemption form as they state that they intend to occupy the dwelling. However the application is for an additional dwelling house and so the planning merits must be considered in this regard. This is not an annex being sought to the existing dwelling but a separate planning unit capable of being sold off at a later date. If this were to happen CIL liability would then become payable.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS14	(Efficient Use of Resources)
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
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 Council Borough Design Guide: Supplementary Planning Document, 2011.

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Southern Water

Please find attached a plan of the sewer records showing the approximate position of foul sewer crossing the site. The exact position of the foul sewers must be determined on site by the applicant before the layout of the proposed development is finalised.

It might be possible to divert the public sewer, so long as this would result in no unacceptable loss of hydraulic capacity, and the work was carried out at the developer's expense to the satisfaction of Southern Water under the relevant statutory provisions.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

Comment - This should be included as an informative.

Crime Prevention

No comments

Building Control

Concerns regarding proximity of public sewer

Development Engineer

Parking provision will need to meet HBC adopted standards and extension of dropped kerb will require application to Highways

Comment - Sufficient parking can be accommodated within both sites

Waste Services Manager

I have no concerns over waste collection for this planning application.

Public Spaces Development Manager

No 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: 8

Number of site notices: One

Statutory advertisement: Not applicable.

Number of representations received: 2

Summary:

- a) the proposal would result in four properties sharing a narrow driveway. If the application is permitted access must remain for Nos. 49 and 51
- b) the driveway must be completed to a professional standard
- c) No provision provide for bin collection for the dwellings accessed from the private driveway
- d) the dwelling will be visible from the streetscene due to loss of mature vegetation to the front of the plot and the modernist structure will not be in keeping with the existing streetscene and it would be forward of the building line and as such out of character with the neighbourhood.
- c) possible future conversion of the proposed dwelling to a business use
- e) If the application is refused the extension to the dropped kerb is now essential as the former curved driveway has been realigned.
This is not a matter for consideration within this current application
- f) the diversion of the foul sewage drain round the development may cause problems for the other dwellings that are served by this sewer.

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) Appropriateness of design
- (iii) Effect on character and appearance of the area
- (iv) Effect on neighbouring property
- (v) Nature of development
- (vi) CIL and SDMP implications

(i) Principle of development

7.2 The site is in the urban area and therefore the principle of residential development in a residential area is acceptable subject to other policies.

(ii) Appropriateness of design

- 7.3 Policy CS16 requires development to integrate with the existing local landscape and draw inspiration from and respect local character. This proposal does have its own distinctive identity but does not respect local character. Predominantly, the other houses in the road are 2 storey detached houses/ chalet style with hipped plain tiles roofs. The houses sit in reasonably wide plots with good sized front gardens. There have been extensions but the essential character and appearance has been retained. Whilst the existing dwellings within the site nos 49 and 47 are of a modernist design they still accord with the two storey nature of surrounding development and retain the established building line within this section of Southleigh Road. This flat roofed single storey approach to the front of the plot is out of keeping with the surrounding development and as such is not in accordance with the Borough Design Guide or policy CS16 of the adopted Core Strategy.

(iii) Effect on character and appearance of the area

- 7.4 As previously stated the existing dwellings which front onto this section of Southleigh Road have a uniformity of scale and building line; they are detached 2 storey houses on reasonably wide plots. The proposed dwelling does not respect the established pattern of development along Southleigh Road as it is sited forward of the existing building line.
- 7.5 In terms of street scene impact the applicant argues that it has no impact because of the design approach and that it will be mostly hidden due to the mirroring of the modernist style with flat roof and parapet walls. Whilst this may help minimise its impact when built; there will in fact be views into the site through the access and the single storey approach will be apparent. The approach taken for this dwelling will appear incongruous in this location.
- 7.6 It is also argued by the applicant that it will be hidden by the boundary planting on the frontage. They do provide a screen but are not worthy of a TPO. Their long term retention cannot therefore be guaranteed and the dwelling behind should therefore be appropriate to the area. Its single storey design, its complete use of the front garden area of the plot would make the dwelling cramped and inappropriate in the context of this location.

(iv) Effect on neighbouring property

- 7.7 Surrounding the application site are two storey residential properties (including the existing dwelling on site). The proposed dwelling would be a single storey flat roofed dwelling. The two storey nature of the existing dwelling (No.47) would appear overbearing given its close proximity to the proposed dwelling and as such the amenities of both the occupants of the existing dwelling and any future occupants of the proposed dwelling would be therefore effected detrimentally.

(v) Nature of development

- 7.8 The development proposes a garden which meets the requirements of the Borough Design guide in terms of depth. However the juxtaposition of this single storey bungalow is such close proximity to the two storey no.47 does not provide a good relationship between the two dwellings in terms of the amenities of any future residents.

(vi) CIL and SDMP Implications

- 7.9 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 on new floorspace (measured as gross internal area).

It is considered that there is a CIL liability for this site. A credit can be given for the existing floorspace of the dwelling within the site and therefore only the additional floorspace is CIL liable. The agent has completed the CIL planning form and confirmed that the net additional gross internal floor space will be 78m and as such this will require a CIL payment of £6,240. The applicant has been advised of this sum accordingly.

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 £172 per dwelling to the Solent Disturbance Mitigation Project. This applicant is aware of this payment and has agreed that it will be paid should they choose to appeal the decision.

8 Conclusion

- 8.1 The dwelling proposed does not relate to the character of the area and will be cramped. It's single storey nature to the front of the plot is not sympathetic and it is not acceptable to rely on arguments of not being seen. Whilst partially screened at present no guarantee screen will remain in long term. Notwithstanding that the majority is screened the dwelling will be glimpsed through the access and does not relate to the character of the street and as such will detract from character of Southleigh Road.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **REFUSE PERMISSION** for application APP/14/00904 for the following reasons

- 1 The proposed dwelling by reason of its design, and siting to the front of the plot would result in a cramped and contrived development, inappropriate and incongruous to its context and detrimental to the character, quality and visual amenities of the area. Furthermore, the proposed dwelling would be surrounded by two-storey development that would have an overbearing impact on the future residents of the development. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the National Planning Policy Framework 2012, and Havant Borough Council Borough Design Guide: Supplementary Planning Document, 2011.

- 2 The proposal, without completion of the appropriate binding arrangements to secure a contribution towards the Solent Disturbance Mitigation Project, is contrary to the Council's Policy on contributions towards measures of mitigation adopted by the LPA which seeks to ensure that the provision is made from new development towards mitigating against increasing recreational pressure on the Solent SPA. It is therefore contrary to policies CS21 of the Havant Borough Local Plan (Core Strategy) 2011 and Policy DM24 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework 2012.