
Site Address:	2 Hazleton Way, Waterloooville, PO8 9AD		
Proposal:	1No 3 bed detached chalet bungalow and single garage; New single garage for 2 Hazleton Way; New boundary wall and gates.		
Application No:	APP/15/00590	Expiry Date:	06/08/2015
Applicant:	Mr Roberts	Team:	Team 2
Agent:	Mr Curnow	Case Officer:	Richard Nash
	Thorns-Young ltd		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a detached single storey dwelling of traditional character and predominantly of painted render and tile finish, with some features using other materials, located within a generous plot at the north east corner of the junction of Hazleton Way with Padnell Road. The dwelling is served by a detached single garage and has a low boundary wall with sporadic hedging and shrubs to the road frontages, where a path and verges separate the site from the carriageway edge. The rear and (north) side boundaries of the site are marked by established fencing and planting.

The layout of the site is such that garden areas are all somewhat exposed to views from the public domain. The area is predominantly characterised by low to medium density residential land use, although there is a substantial area of public open space to the rear of properties opposite the site in Padnell Road.

2 Planning History

None

3 Proposal

The current planning application proposes the construction of a 3 bedroom detached chalet bungalow and single garage within the northern part of the site, a replacement single garage for the host dwelling and a new boundary wall and gates.

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)
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)

Supplementary Planning Documents and other Guidance

Residential Parking and Cycle Provision SPD (2010)
Borough Design Guide SPD (2011)
Housing SPD (2011)
Developer Contributions Guide (2013)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer – Highways: No adverse comment. Would suggest the Planning Authority conditions the provision and retention of two parking spaces and cycle facilities.

Building Control: Appears public sewer is in excess of 3 metres from proposals.

Waste Services Manager: No concerns.

Crime Prevention: None received.

Public Spaces Development Manager: None 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: 12

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 3

Summary:

First floor rear windows would look directly into adjoining conservatory, landing and rear garden (47 Padnell Road).

Development will block out light to adjoining garden (47 Padnell Road).

No rear garden for development, meaning building line will be very close to rear boundary.

Developing garden would be detrimental to low-lying openness of estate.

Access to site near busy junction.

Exacerbation of flooding problems on this site.

Comment:

These matters are discussed below.

7 Planning Considerations

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 application site and locality
- (iii) Impact on neighbouring amenity
- (iv) Developer contributions and other matters

(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 provision of a new dwelling would contribute to the target of providing 6300 new homes across the Borough under Core Strategy Policy CS9.

(ii) Impact on the application site and locality

The proposal is for a chalet style bungalow with detached garage. Hazleton Way is mainly comprised of more traditional styles of bungalow. There are however chalet style and two storey dwellings close to the site in Padnell Road, including immediately to the rear (east) of the proposed dwelling. Furthermore, the existing dwelling on the site has a quite high ridge and associated deep sloping roofs.

The proposed dwelling would be set forward of the existing, but would still be at a reasonable distance from the highway. The loss of some boundary planting would perhaps be unfortunate, but the proposed wall and gates would not look out of place in the street scene. The siting of the proposal would ensure that a reasonable degree of external amenity space is retained for each dwelling. Whilst a significant amount of this space would be exposed to the public domain, this would be no worse than is the case for the existing dwelling and is a common feature of the locality.

(iii) Impact on neighbouring amenity

There would be a reasonable distance between the existing and proposed dwellings, with no first floor windows facing in either direction. The dwelling to the north (4 Hazleton Way) would be located at approximately 11 metres from the proposed dwelling. A proposed garage would sit on the boundary with this property, but this would be similar to the current situation. A proposed first floor window would look across this garage and a double garage and parking area at the front of number 4.

The proposed dwelling would be closer to the property to the east (47 Padnell Road) – approximately 6 metres from the boundary and 10 metres from the dwelling. However,

this is considered to be a reasonable distance, as the adjoining plot is 'side on' to the application site. Furthermore there is an adequate side garden 11m in depth and so the amenity space is considered to accord with the requirements of the Borough Design Guide.

There is a group of tree and shrub planting with the adjoining property that should provide a good degree of screening between the dwellings and reduce the effect of any shadowing. Even during the winter this landscaping should break up views of the proposal from what the neighbour has confirmed are landing windows. The protection of the trees in this location can be controlled by way of a planning condition.

The proposed first floor windows to this elevation would be rooflights with the exception of a bedroom window, the fixed and obscured glazing of which the Applicant is agreeable to. The height and position of the proposal are such that shadowing to the rear garden of number 47 would be likely to be limited.

(iv) Developer contributions and other matters

The proposal is subject to the Community Infrastructure Levy and appropriate forms have been submitted. The new dwelling would also be liable to a financial contribution in respect of the Solent Recreation Mitigation Project and an appropriate Deed and Payment have been provided. There is no statutory objection to the proposal on highway safety grounds and parking and cycle storage requirements can be met by way of an appropriate condition. There is ample room for domestic bin storage for both dwellings within the site. The site is not within a high risk Flood Zone and drainage to the new dwelling would have to meet current Building Regulations requirements.

8 Conclusion

The proposed 3 bedroom detached chalet bungalow and single garage, replacement single garage and boundary wall and gates would be acceptable in principle and, subject to appropriate conditions, should not have a detrimental impact on the character and appearance of the application site or locality or the amenity of occupiers of neighbouring properties. The planning application should therefore be approved.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00590, 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 hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan

Proposed Block Plan

7304:14:1 (Proposed Floor Plans, Elevations, Block Plan, Roof Plan and Boundary Wall)

7304:14:2 (Proposed Floor Plans and Sections)

Reason: - To ensure provision of a satisfactory development.

- 3 Construction of the building(s) hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11.4, CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Reason: In the interests of visual amenity and having due regard to policy 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 alteration to the dwelling hereby approved, including the addition of windows, permitted by the Order, as amended, shall take place without the prior written approval of the Local Planning Authority.

Reason: In the interests of visual and neighbouring amenity and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 The bedroom gable window at first floor level in the rear elevation of the building shall:

(i) consist of at least two lights divided horizontally with only the top light capable of being opened, and this only at least 1.7 metres above the internal finished floor level, and shall be maintained in that condition at all times; and

ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

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.

- 7 The rooflight windows to the rear elevation of the dwelling hereby approved shall have a minimum cill height of at least 1.7 metres above the internal finished floor level.

Reason: To protect the amenities of adjoining residential properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 8 The development shall not be brought into use until a minimum of 2 parking spaces and 2 cycle storage spaces have been provided within the curtilage of the new dwelling 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.
- 9 The development shall not be brought into use until a minimum of 2 parking spaces have been provided within the curtilage of the existing dwelling 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.
- 10 No development hereby permitted nor any related site clearance shall commence until a specification of measures to be undertaken to prevent damage to existing trees on or adjoining the site throughout implementation of the same has been submitted to and approved in writing by the Local Planning Authority. All measures forming part of such approved specification shall be undertaken and fully adhered to at all times which such implementation is in progress. Any such tree which is nevertheless seriously damaged during that implementation shall be replaced within 6 months of the occurrence of such damage by another of the same species in the same position and of not less than Extra Heavy Standard when planted
Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and neighbouring properties 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.