
Site Address:	1 Gitsham Gardens, Waterlooville, PO7 5EH		
Proposal:	Erection of 1No. 3 bed end of terrace dwelling, with parking and new access to Gitsham Gardens.		
Application No:	APP/15/00300	Expiry Date:	13/05/2015
Applicant:	Mr Hutchinson	Team:	Team 1
Agent:	Mr Appleton	Case Officer:	Stephen Andrews
	Thorns-Young Ltd		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises garden land to the west side of 1 Gitsham Gardens. Number 1 is a two storey end of terrace dwelling located within the cul-de-sac of Gitsham Gardens.

The cul-de-sac is generally characterised by two rows of similar style two storey terraced dwellings facing each other. The dwellings are separated by a pedestrian access which serves all dwellings. Numbers 1, 2 and 2A Gitsham Gardens are the only dwellings with on site parking, other dwellings rely on the limited on street parking within Gitsham Gardens.

The site is enclosed by close mature hedging along the western boundary and close boarded fencing to the north, beyond which is a public footpath.

The wider area is residential in nature made up of a variety of housing type, but predominantly two storeys in height.

2 Planning History

GEN/14/00355 - Proposed erection of property to existing end of terrace. Principle acceptable - 02/05/2014.

3 Proposal

Planning permission is sought to erect a two storey, three bedroom dwelling to the flank wall of 1 Gitsham Gardens. The development would in effect see the existing terrace of four extended to a terrace of five dwellings.

The dwelling would be reflective of the existing terrace in terms of design and appearance, with the same eaves and ridge height and depth as the existing dwellings. The proposed dwelling would however include a single storey addition at the rear and front porch.

The development proposes on-site parking to the front of the new dwelling for two vehicles, whilst two spaces would be retained for the existing dwelling to the north-east of the site.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - Highways - No objection:

The Highway Authority has no adverse comment to the application subject to the provision of a vehicular access to parking spaces 3 and 4. On-site parking for the existing and proposed dwelling should be retained by condition in order to conform to HBC Parking Standards.

Crime Prevention -Minor Apps - None received

Waste Services Manager - No objection

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: 7

Number of site notices: One

Statutory advertisement: N/A

Number of representations received: 2

Summary:

One letter of comment relating to water connection and loss of parking in Gitsham Gardens and possible obstruction.

Comment:

The proposed site layout plan shows the intended location of the new car parking area to lie wholly within the front garden area of the new house. As such it would appear that the current access arrangements along the road and/or footway should not be impeded by the new car parking proposals.

Water connection, leaks and loss of pressure are not material planning considerations and would normally be handled by the public water body.

Summary:

Petition with four signatories.

Insufficient parking provision.

Loss of on street parking

Restriction to access for emergency vehicles

Comment:

The parking provision on-site would accord with the Council's adopted standards for the retained and proposed dwelling.

Obstruction of vehicles would fall outside of the control of planning

Summary:

One letter of objection.

Overdevelopment of the cul-de-sac

Out of keeping

Loss of on street parking

Comment:

The plot is considered to be able to accommodate a new dwelling and provide appropriate on site parking provision and amenity space.

The dwelling would accord with the scale and design of the existing terraced dwellings.

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) Effect on residential amenity
- (iv) Car parking and highway issues
- (v) CIL Contributions
- (vi) Impact on Protected Habitats

(i) Principle of development

Although the application site is located within the garden area of 1 Gitsham Gardens, which is not defined as previously developed land, the application site is situated within the urban area of Waterloo. Therefore development is considered acceptable in principle subject to the usual development control criteria.

The application site lies within an established built up area which is predominantly residential in character. Relevant guidance in the NPPF and policies in the Local Plan encourage the provision of new housing in sustainable locations such as this subject to compliance with relevant development plan policy.

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

The provision of the additional dwelling to the side of 1 Gitsham Gardens would see a more efficient use of the existing site in a sympathetic manner. Whilst it is accepted that the site forms part of the garden curtilage of 1, which is not included within the

definition of previously developed land, it is located within the settlement boundary which has an in principle acceptance for new development.

The design and scale of the new dwelling is reflective of the existing built form and general pattern of development, including the existing terrace of which it would form an extended part of. Whilst the built form would be located closer to the road of Gitsham Gardens, it is contended that the relationship with this road frontage is acceptable. This is further aided by the existing hedge, which is shown to be retained and could be protected by planning condition.

Policy CS16 of the Havant Borough Core Strategy and Chapter 7 of the NPPF support new development that pays due regard to existing character and design. In this instance the development reflects the existing scale and built form of Gitsham Gardens, whilst ensuring that its relationship with neighbouring dwellings is consistent with that of the existing dwellings. In addition the dwelling provides and retains acceptable levels of amenity space for both the proposed and retained dwelling.

It is therefore considered that the development would be in keeping with the character and appearance of the area and offers an efficient use of a site within a sustainable part of the settlement boundary.

(iii) Effect on residential amenity

The new dwelling would be positioned alongside the flank wall of 1 Gitsham Gardens, an end of terrace dwelling. The proposal would result in a terrace of five dwellings being created with the new dwelling largely in keeping with the appearance and design of the existing dwellings.

It is considered that the positioning and design of the development suitably integrates with the existing built environment and pays due regard to existing built relationships with neighbouring dwellings.

The front to front relationship of the proposed dwelling with 2 and 2A is consistent with that of 1 Gitsham Gardens (24-26m), whilst the dwellings to the rear of the site; 26 Serpentine Road (oblique north-west relationship 32m away) and 129 Park Avenue (obliquely angled north-east 30m away) are well spaced and not directly behind the application dwelling.

24 Serpentine Road is 30m from the application dwelling and has a rear to flank relationship. This distance is considered to suitably protect neighbour amenity. However, in addition to the distance the first floor flank window in the proposed dwelling would serve a bathroom.

It is therefore considered that the layout of the proposed dwelling would not result in unacceptable harm to neighbouring amenity and is consistent with current built relationships between dwellings.

The development would therefore accord with Policy CS16 1(e) of the Havant Borough Core Strategy and the objectives of the NPPF.

(iv) Car parking and highway issues

The application shows on site parking to the front of the new dwelling and to the north-west of the site for the retained dwelling. Two spaces are provided for each

three bedroom dwelling.

The proposal would see the parking accessed via the cul-de-sac of Gitsham Gardens, so whilst vehicles would have to reverse out from the site this would not be prejudicial to highway safety.

Whilst the proposal would result in the loss of some on street parking (likely to be of the order of one or two spaces), suitable on site parking provision is provided for the new and retained dwellings. Therefore whilst the concerns of neighbours are noted this would not in itself form a reason to withhold planning permission as the development accords with the Council's adopted parking standards, and it could reasonably be argued that the benefits of providing an additional dwelling within a sustainable location in the built up area outweighs any loss of amenity that may be experienced by local residents on occasion in not being able to find on street parking within the cul de sac.

It is considered that the proposed parking would accord with the Council's adopted standards and would not result in harm to pedestrian or highway safety.

(v) CIL Contributions

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 floor space (measured as gross internal area), within the area of Waterlooville.

It is considered that there is a CIL liability for this site. The agent has completed the CIL planning form and confirmed that there is a net additional gross internal floor space of 89.4 square metres as such this development generates a CIL payment of £7,152.

(vi) Impact on Protected Habitats

The application site is within the identified mitigation zone for habitats which form part of the Chichester and Langstone Harbours Special Protection Area (SPA) which is a Wetland of International Importance under the Ramsar Convention (Ramsar Site).

The proposal would result in new residential development within the identified 5.6km Special Protection zone. Thus Natural England's standing advice in regard to new residential development within the zone of influence is that residential development is likely to have an in combination effect on the SPA. It is further stated that if the LPA is minded to permit new residential development then it is obliged before granting permission to either: undertake an Appropriate Assessment and ascertain that there will not be an Adverse effect on the Integrity of the aforementioned designated site or put in place measures which remove the likelihood of significant effect. The measures of mitigation adopted by the LPA at the end of June 2014 required a payment of £172 per additional dwelling to the Solent Disturbance Mitigation Project. This payment has formed part of the agreed S106 associated with this application and it is therefore considered that the mitigation requirements have been met in this regard.

8 **Conclusion**

The application secures the provision of an additional dwelling unit within the built up area in a manner which does not detract from the character and appearance of the area or harm neighbour amenity. Car parking and cycle provision meets the adopted standards of the Council, and mitigation has been made in respect of the SDMP. The application is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00300

(A)

(B) 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 No development including site clearance shall commence on the site until all hedges, not previously agreed with the Local Planning Authority for removal, shall have been protected by fencing along a line to be agreed in writing with the Local Planning Authority. Such fencing shall comprise a 1.2m minimum height chestnut paling fence to BS 1722 Part 4 securely mounted on 1.2 m minimum height timber posts driven firmly into the ground. Such fencing shall be maintained throughout the course of the works on the site, during which period no access, placement of materials, fuels or chemicals, soil or other materials shall take place inside the fenced off area.
Any parts of hedges or hedgerows removed without the Local Planning Authority's consent or which die or become, in the opinion of the Local Planning Authority, seriously diseased or otherwise damaged within five years following contractual practical completion of the approved development shall be replaced as soon as is reasonably practicable and, in any case, by not later than the end of the first available planting season, with plants of such size and species and in such positions as may be agreed with the Local Planning Authority.
Reason: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity 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.
- 3 Apart from the construction of footings/foundations and any works below ground level, the construction of the dwelling hereby permitted shall not be carried out until:
 - i) Samples and details of all external facing and roofing materials have been

submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

ii) Details of the height and design of a cycle store have been submitted to and approved in writing by the Local Planning Authority. Thereafter the store shall only be constructed in accordance with the details thus approved.

Reason: To ensure the appearance of the development and the height and design of the cycle shed is satisfactory, having due regard to Policies CS16 (1) and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 Apart from the construction of footings/foundations and any works below ground level, no development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use until the implementation of all such hardsurfacing has been completed in full accordance with that specification.

Reason: In the interests of the amenities of the locality and having due regard to policies CS11, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 The dwelling hereby approved shall not be occupied until a detailed soft landscaping scheme for all open parts of the site frontage not proposed to be hard surfaced, has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify 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 9 (1) of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 The dwelling hereby approved shall not be occupied until the parking areas, as shown on approved plan 7079-14-2 rev.C, have been surfaced and marked out in accordance with the approved details. The parking areas shall thereafter be permanently retained and used solely for the parking of vehicles.

Reason: In the interests of highway safety and having due regard to policies CS20 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Location Plan 1:1250 date stamped 13 March 2015
Block Plan 1:500 date stamped 13 March 2015
Drawing 7079-14-1 Rev.B
Drawing 7079-14-2 Rev.C

Reason: - To ensure provision of a satisfactory development.