
Site Address:	19 Alten Road, Waterlooville, PO7 6DR		
Proposal:	Construction of 1No. 3 bed end of terrace dormer bungalow with new access from Alten Road and associated alterations to No. 19 Alten Road.		
Application No:	APP/14/00759	Expiry Date:	19/09/2014
Applicant:	Mr Bird	Team:	Team 2
Agent:	Mr Sergeant	Case Officer:	Heather Lealan
	The Mcandrew Martin Partnership		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

19 Alten Road is a semi detached bungalow situated on the junction of Alten Road and Clinton Road in a primarily residential area. The property has a relatively large side and front garden. The new dwelling is proposed to be located in the side garden which fronts onto Alten Road.

The site has been fenced off in 2008 anticipation of an approval, (see planning history), and therefore allows for a full picture as to the plot size for the proposed dwelling. The site currently has two dropped kerbs, one to the front of the dwelling and one to the rear.

2 Planning History

07/72603/00

Subdivision of garden and construction of a detached 2 bedroom chalet bungalow with dormer windows to front (south) elevation. New access onto Alten Road with associated car parking and landscaping. Refused

08/72603/001

Subdivision of garden and construction of a detached 2 bedroom chalet bungalow with dormer windows to front (south) elevation. New access onto Alten Road with associated car parking and landscaping. (Revised application.) Refused. For the following reasons;

Having regard to the size and shape of the plot and its relation to adjoining development, the proposed development would be detrimental to the visual amenities of the area and the quiet enjoyment of the nearby properties. The proposal is therefore contrary to policy D1 of the Havant Borough District Wide Local Plan 1996-2011 (Housing).

The size and shape of the plot would not allow for development of a standard compatible with the existing surrounding development and the proposed development would therefore be detrimental to the amenities of the area. The proposal is therefore contrary to policy D1 of the Havant Borough District Wide Local Plan 1996-2011 and PPS3 (Housing).

The proposed development by reason of its bulk and prominent location forward on the plot would be a feature within the streetscene to the detriment of the visual amenities of the area. The proposal is therefore contrary to policy D1 of the Havant Borough District Wide Local Plan 1996-2011 and PPS3 (Housing).

3 Proposal

Construction of 1No. 3 bed end of terrace dormer bungalow with new access from Alten Road and associated alterations to No. 19 Alten Road.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Local Plan (Core Strategy) 2011

CS14	(Efficient Use of Resources)
CS16	(High Quality Design)
CS21	(Developer Requirements)
CS9	(Housing)
DM13	(Car and Cycle Parking on Residential Development)

Supplementary Planning Documents (SPD) forming part of HBLDF

Residential Parking and Cycle Provision (2010)

Borough Design Guide (2011)

Local Plan (Allocations) 2014

AL1 Presumption in Favour of Sustainable Development

Listed Building Grade: Not applicable

Conservation Area: Not applicable

5 Statutory and Non Statutory Consultations

Access Officer:

No concerns

Building Control:

Public Storm sewer passing under Alten Road but does not appear to be within 3m of the proposed works

Comment - Informative regarding sewers should be added

Development Engineer:

I have no objection to this application providing a condition is applied that requires two parking spaces and cycle facilities.

Comment - The parking layout as shown on plan should be conditioned

Waste Management:

No concerns over waste collection at this new build.

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: 10

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary:

- a) Previous scheme to build a bungalow was refused on grounds of drainage through the site. *This is not correct, reasons for refusal are listed above.*
- b) This will result in no rear access to No.19. *This is considered to be acceptable in planning terms and is usual in terrace properties*
- c) Overlooking into dwelling opposite the site
- d) The road will be more dangerous with extra cars parking on the corner
- e) An extension to the existing dwelling would be acceptable as it would be a less intensive use of the site. *This is not a material consideration for this application, which must be considered on it's own merits*

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 application site
- (iii) Impact on street scene
- (iv) Impact on neighbouring amenities
- (v) Highway Implications
- (vi) CIL Liability and SDMP

(i) Principle of development

The application site is located within a defined urban area for development plan purposes. The construction of a new dwelling on the site is therefore considered appropriate in principle, subject to consideration of detailed development control criteria, which includes the provisions of the Borough Design Guide SPD as well as Core Strategy policies which promote high quality designs which respect the amenity of the locality and local residents.

(ii) Impact on application site

The design of the proposed dwelling in terms of its elevations and layout would be appropriate to its plot, provided suitable materials are used in its construction. The existing dwelling (no.19) would retain a rear garden of approximately 56 square metres, such a garden size for the existing dwelling would remain comparable to others in the immediate vicinity, and thus would respect the context for the site.

The scheme the subject of this report proposes a garden depth to the proposed new dwelling of 8.5m approx with a further area of useable garden area to the south western side elevation of the proposed dwelling. On balance it is considered that this revised scheme for an end terrace dwelling provides an acceptable garden amenity

space for both the new dwelling and existing. Therefore, having regard to the context for the site, the scheme would accord with the main principles of the Borough Design Guide and would provide additional housing in line with the Core Strategy Policy CS9 and would also constitute a form of sustainable development as described in Allocations Plan, policy AL1.

(iii) Impact on street scene

When viewed from Alten Road and Clinton Road the proposed dwelling would appear as a significant addition to the south western end of a pair of semi detached dwellings, thus forming a small terrace. However, unlike the previously refused scheme for a detached dwelling within the plot, it would follow the lines of the existing pair of dwellings. From the rear of the site, it is considered that the proposed built form of the development would not have a detrimental impact on the character or visual amenity of the street scene as the proposal would appear fundamentally the same as the existing end of terrace dwelling. In wider views the new dwelling would potentially lead to the end of the terrace appearing more prominent in the street scene, as the south eastern corner of the proposal will sit close to the site boundary. However, the angles of various groups of dwellings and roads in the locality are such that there is not an obvious single building line, and the projection of the terrace closer to the road will not of itself appear out of character with its surroundings.

(iv) Impact on neighbouring amenities

The construction of the new dwelling would increase the bulk of the adjoining pair of semi-detached dwellings resulting in a short terrace. However views of the proposal from nearby dwellings and gardens would largely be within the context of existing buildings. It is considered that the scheme the subject of this report overcomes previous reasons for refusal of the 2007 and 2008 schemes regarding the impact that a detached dwelling would have had within the plot in terms of the visual amenity. The scheme now proposed is set sufficient distance from all neighbouring dwellings such that overlooking or overbearing would not be created to an unacceptable extent. As such it is considered that the proposal accords with the requirements of policy CS16 of the Havant Borough Core Strategy.

(v) Highway and other matters.

The Development Engineer considers that the intensification of the use of the site in regard to the use of the accesses would not have a detrimental impact on highway safety and furthermore raises no objection to the scheme on highway grounds so long as parking spaces as detailed on the submitted plans are conditioned to be accommodated within the curtilage of each dwelling.

(vi) CIL Liability and SDMP

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 80m and as such this will require a CIL payment of £6,400. 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 payment has been paid and the relevant form has been completed by the applicant.

8 **Conclusion**

It is considered that this revised application overcomes the previous reasons for refusal of the 2007 and 2008 schemes and that the scheme now accords with the relevant Local Plan and Allocation policies and the guidance set out in the Borough Design Guide SPD and the NPPF. The application is therefore recommended for permission

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00759 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:

Design and Access Statement 17 July 2014
Proposed 3D images and Site layout plan 053.03 rev B received 28 August 2014
Existing and Proposed plans 01 053.01 rev C received 28 August 2014
Existing and Proposed plans 01 053.02 rev B received 28 August 2014

Reason: - To ensure provision of a satisfactory development.
- 3 Construction of the dwelling hereby permitted shall not commence until samples and details of all external facing and roofing materials have been 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 policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 The development hereby permitted shall not be brought into use prior to the completion of the installation of all screening provision as shown on the Proposed Site Layout plan. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.

Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 No dwelling shall be occupied until space for the parking of vehicles has been provided within each site, surfaced and marked out in accordance with the approved details. Such areas shall thereafter be retained and used solely for those 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.

- 6 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A/B/E of the 1995 Order, as amended, shall be erected within the curtilage of the dwelling house hereby permitted 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 character and appearance of the development 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 not be occupied until a Completion Certificate of Compliance with the Code for Sustainable Homes has been submitted to and approved in writing by the Local Planning Authority. The Certificate shall demonstrate that the development will attain a minimum standard of Level 3 in accordance with the Code. The development shall be carried out only in accordance with the details the subject of the Certificate.

Reason: To ensure that the development is carried out in accordance with Policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 8 The landscaping scheme shall be completed prior to occupation of the new dwelling. Any trees or plants which die during the first 3 years shall be replaced during the next planting season.

Reason: To ensure that the landscape scheme is completed in the interests of the appearance of development and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.