

Application for Planning Permission. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	A	Surname:	DeSouza		
Company name	DK & R Properties Ltd						
Street address:	44			Country Code	National Number	Extension Number	
	The Hundred			Telephone number:			
				Mobile number:			
Town/City	Romsey			Fax number:			
County:	Hampshire			Email address:			
Country:							
Postcode:	SO51 8BX						
Are you an agent acting on behalf of the applicant?							
☒ Yes ☐ No							

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	amrik	Surname:	chahal		
Company name:	none						
Street address:	9 woodside ave			Country Code	National Number	Extension Number	
				Telephone number:			
				Mobile number:	07817616023		
Town/City	eastleigh			Fax number:			
County:	hampshire			Email address:			
Country:	United Kingdom						
Postcode:	so50 9es			acaadesign@gmail.com			

3. Description of the Proposal

Please describe the proposed development including any change of use:

Proposed residential development of ten x 2 bedroom self contained apartments, with associated cycle/bin storage, parking and entrance gates

Has the building, work or change of use already started? ☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House:

Suffix:

House name:

Ben Hall

Street address:

Hambledon Road

Town/City:

Waterlooville

County:

Hampshire

Postcode:

PO7 6XB

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:

467389

Northing:

110350

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title:

Mr

First name:

Richard

Surname:

Nash

Reference:

GEN/13/01052

Date (DD/MM/YYYY):

18/12/2013

(Must be pre-application submission)

Details of the pre-application advice received:

Please note that the following comments are concerned with the detailed pre-application submission. There would be potential concern around the pattern of development and reduction in parking spaces with regard to the suggestion on the layout plan of two further semi-detached units to the rear of the proposed main building.

PRINCIPLE

The development site lies within the urban area, where residential development is considered acceptable in principle, subject to a thorough assessment of other development management criteria and relevant national planning, as well as those at a local level in the Council's adopted Local Plan (Core Strategy 2011). The Core Strategy can be viewed via this link: <http://www.havant.gov.uk/planning-development/planning-policy-design>

Consideration has been given as to whether proposals on this site should follow the design principles of the adjacent Major Development Area (MDA). In this case, given that the proposal would form a frontage alongside existing dwellings to be retained in Hambledon Road, it is considered that the development need not be specifically influenced by the MDA principles.

DESIGN AND LAYOUT

The current proposal should sit well within the curtilage of the plot and would allow the opportunity for a good amount of external amenity space and landscaping (this might of course be subject of a condition requiring details to be agreed pursuant to any planning permission). The proposed scale and massing appears to relate well to the neighbouring pair of semi-detached dwellings whilst also providing an appropriate terminal to the line of residential development. I would consider the proposed design to be appropriate in this location in principle, although the impact on amenities of the neighbouring residential property would have to be carefully considered at application stage.

CIL and AFFORDABLE HOUSING

Core Strategy Policy CS9 would require the proposal to contribute to provision of Affordable Housing in the Borough. In this case, the Housing Officer would be willing (in principle) to consider a financial contribution of £203,252 towards off-site provision. This contribution would need to be secured via a legal agreement, which would be subject of a £230 legal fee and a monitoring fee of 3% of the total contribution.

The Havant Borough Community Infrastructure Levy (CIL) Charging Schedule was adopted by the Council on 20 February 2013, and took effect on decisions issued from 1 August 2013. Details of the Schedule and charging process can be found via this link: <http://www.havant.gov.uk/planning-policy-design/community-infrastructure-levy>

HIGHWAY ISSUES

The advice of the Highway Engineer is that the Local Highway Authority is hoping to secure a shared use path along this side of Hambledon Road, and would thus be requesting that any new development of the land be set back by a minimum of 2 metres to accommodate this. The access should be designed as a dropped kerb, not a bell mouth design or similar, due to the close proximity of the Charlesworth Drive junction.

The proposed parking and turning areas on site appear adequate and cycle parking would need to be provided to the Borough Council standard. The following link is relevant in this regard: <http://www.havant.gov.uk/sites/default/files/documents/Adopted%20Residential%20Parking%20Cycle%20Provision%20SPD.pdf>

NOISE ISSUES

There is a potential concern regarding the impact of noise on the occupiers of the proposed development, from both Hambledon Road and the nearby Brambles Business Park. The advice of our Environmental Health colleagues would be requested on any proposals aimed at addressing this issue. In the meantime the following link to application APP/12/00149, relating to the MDA site, might be of interest: <http://www5.havant.gov.uk/ACOLNETDOnline/acolnetcgi.gov?ACTION=UNWRAP&RIPSESSION=%7B%5B%2A%211D1A020B050304731D3C3D31617C041E28360020373B2D3A033A2131681B1102001216030D02040A06016F691120283F3A3606243629243A06176F777C7E767C7C677777007E6D1D2A20212C2B20080A72616776717D72787966627D%21%2A%5D%7D>

TREES AND ECOLOGY

Any application should be supported by reports relating to trees and ecology on the site.

FLOOD RISK

The site lies within Flood Zone 2 and you are aware of the presence of a nearby stream. I would suggest that the advice of the Environment Agency be sought on this issue prior to submission of any planning application.

I trust the above is of use to you, although I am sure you will appreciate that the opinions expressed are those of an individual officer and, as such, are not binding on any decision made by the Council in the event of a planning application being submitted. Please contact me if you require any further information.

Ref: 04: 6060 Planning Portal Reference:

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☒ Yes ☐ No

Is a new or altered pedestrian access proposed to or from the public highway?

☒ Yes ☐ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

2013/03

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

please refer to Design & Access Statement

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

please refer to Design & Access Statement

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

red facing brickwork, render finish and tile hanging

Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

concrete roof tiles, single ply/GRP and sedum flat roof

Windows - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

white UPVC

Doors - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

white UPVC

Boundary treatments - description:

Description of *existing* materials and finishes:

1.8m high close boarded fence

Description of *proposed* materials and finishes:

1.8m high close boarded fence

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

tarmacadam and permeable paving

9. (Materials continued)

Lighting - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

motion sensor lighting to serve bin and cycle stores

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

2013/01, 02, 03 and Design & Access Statement

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	20	20
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	10	10
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☒ Package treatment plant ☐ Unknown ☐

Septic tank ☐ Cess pit ☐

Other

Are you proposing to connect to the existing drainage system?

☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

2013/03

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☒ Yes ☐ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☒ Yes ☐ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Main sewer

☐ Pond/lake

☒ Soakaway

☐ Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

c) Features of geological conservation importance

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

14. Existing Use

Please describe the current use of the site:

vacant land adjoining property know as Benhall

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site:

unkown

When did this use end (if known) (DD/MM/YYYY)? 17/09/2013

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☒ Yes ☐ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

17. Residential Units

Does your proposal include the gain or loss of residential units? ☒ Yes ☐ No

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes		10			
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total 10

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total 0

Overall Residential Unit Totals

Total proposed residential units	10
Total existing residential units	0

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☒ No

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday Start Time End Time	Saturday Start Time End Time	Sunday and Bank Holidays Start Time End Time	Not Known
-----	--	--------------------------------------	--	--------------

21. Site Area

What is the site area?

1,810

sq.metres

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal for a waste management development?

☐ Yes ☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☐ The agent ☒ The applicant ☐ Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding ("*agricultural holding*" has the meaning given by reference to the definition of "*agricultural tenant*" in section 65(8) of the Act).

Title:

Mr

First name:

Amrik

Surname:

Chahal

Person role:

Agent

Declaration date:

22/10/2014



Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.



Date

22/10/2014