
Site Address:	16 Latchmore Forest Grove, Waterloooville, PO8 8XG		
Proposal:	Demolition side extension to No.16. Erection of 1No. 2 bed detached bungalow with associated landscaping and utilising existing access.		
Application No:	APP/14/00625	Expiry Date:	30/09/2014
Applicant:	Mr Tate	Team:	Team 2
Agent:	Mr Critchley	Case Officer:	Daphney Haywood
	Martin Critchley, Architect		
Ward:	Cowplain		

Recommendation: **REFUSE PERMISSION**

1 Site Description

- 1.1 Latchmore Forest Grove is a primarily residential area characterised by mainly detached, but with some semi-detached dwellings. No. 16 Latchmore Forest Grove comprises a detached dwelling sited on the north side of the Road. Planning permission for Construction of detached 3 bedroom house with associated parking and new access to Latchmore Forest Grove was granted in 2004 under planning reference 04/64661/003, and this development (14B Latchmore Forest Grove)has now been constructed, although it does not appear to be occupied .

2 Planning History

04/64661/003 Construction of detached 3 bedroom house with associated parking and new access to Latchmore Forest Grove Permit 4/11/2004

3 Proposal

- 3.1 The current proposal is for the formation of a new access between and alongside the existing dwellings at No 16 and 14B Latchmore Forest Grove (this property is edged blue on the proposals plan) to serve a 2 bedroom bungalow to be sited to the rear. The existing single storey side extension to No16 would be demolished to provide space for the drive. The proposed bungalow which would lie to the rear of properties in Latchmore Forest Grove and Morley Crescent, would be served by 2 parking spaces which would abut the rear garden with No16. The existing dwelling a No 16 would be served by 3 parking spaces to the front, and would retain a rear garden of approx. 8.4 m depth. The garden for the proposed dwelling would be some 7m by 18m.
- 3.2 The proposed bungalow would have an internal floor area of 60 sq m and externally measure 9.35m by 7.45m and a height to ridge of 4.8m. It would be sited 1.6m from the rear boundary with properties in Morley Crescent, a minimum of 1.68 m from the boundary with 16A Latchmore Forest Grove, and approx. 7m from the boundary with 14B Latchmore Forest Grove.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS21	(Developer Requirements)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014 -
Policy DM24

Supplementary Planning Documents (SPD) forming part of HBLDF
Residential Parking and Cycle
Borough Design Guide

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control, (Fire Access Consultation) drive width of 3.7m between kerbs and 3.1m between gateways required. Turning circle questionable.

Arboriculturalist no current tree constraints, however, 4 trees lost under the DDD procedure and the site layout limits the scape for replacement planting and any replanted oak trees would not enjoy adequate space for development and as such there will be a decreased sustainable tree presence in the street scene.

Southern Water No adverse comments

Development Engineer I have no adverse comment on the application subject to a condition to provide two parking spaces, turning and cycle facilities.

Hampshire Biodiversity Information Centre

Protected species within 50m

Waste Services Manager No adverse comments

Public Spaces Development Manager No comments received

Crime Prevention -Minor Apps No comments received

Engineering/Drainage No observations to make

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: 22

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: Not applicable.

Number of representations received: 4

Summary:

- Over development of the original site
- The loss of existing view from my own property that is directly situated north of the development

- The loss of light and sunlight loss of privacy
- loss of amenity from associated activities so close to the boundary
- The visual impact of the development
- The development is overbearing and out of scale for the neighbourhood
- Exacerbate existing parking problems
- loss of trees

Comment:

see section 7

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) Effect on the character of the site and the area.
- (iii) Effect on neighbouring properties
- (iv) Highway implications;
- (v) Effect on trees and wildlife;
- (vi) Drainage and Flooding.
- (vii) CIL Liability and SDMP

(i) Principle of development

7.2 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) Effect on neighbouring properties

7.3 The proposed access would be sited up to the boundary with both No's 16 and 14B Latchmore Forest Grove. The drive would be only 3.1m in width and directly abut the adjacent buildings and their gardens resulting in motor vehicles and pedestrian activity in close proximity with associated noise and nuisance to the detriment of the amenities of the occupiers of the adjacent properties. Such a narrow drive would not allow access for emergency vehicles and alternative means for fire fighting would be required.

7.4 The proposed dwelling would be sited approx 1.6m from the boundary with properties to the north and west and 7m from the property to the east, and whilst the existing out buildings will help screen and reduce the impacts, the proximity to boundaries and limited space around the dwelling would result in nuisance to neighbouring properties from the activities and noise associated with a dwelling.

(iii) Effect on the character of the site and the area.

7.4 The proposed dwelling would be located to the rear of the existing frontage housing, which would provide some screening. The main visual impact would be from the

access to the site, which would be by a new private driveway between No's 16 and 14B Latchmore Forest Grove. The submitted plans indicate an access drive of 5m width reducing to 3m at the pinch point between No16 and 14B. On the frontage and to either side of the access drive would be parking to serve the existing dwellings. The provision of this access squeezed in between the existing dwellings, would appear cramped and would result in a large extent of hardsurfacing. Whilst a number of properties have frontage parking, the proposal would result in a length of some 22m hard standing fronting Latchmore Forest Grove with limited scope for landscaping, as such it would be visually intrusive and detriment to the street scene.

- 7.5 Latchmore Forest Grove is characterised by frontage development, and whilst some properties have been developed with rear out buildings and garages, these serve the frontage dwellings, and do not create separate dwellings and curtiledges. The proposal would result in a dwelling set to the rear of the existing dwellings out of character with the form of development in the area, which is characterised by frontage development. Additionally the proposal substantially reduces the garden areas for the existing dwellings at No's 16 and 14B Latchmore Forest Grove with that for No 16 being only 8.4m deep and falling below the minimum 10m guidance set out in the Borough Design Guide. This would be out of character with existing properties, to the detriment of the amenities of the area.

(iv) Highway implications: _

- 7.6 The proposal provides parking in accordance with adopted standards and the Development engineer has not raised objection.

(v) Effect on trees and wildlife: _

- 7.5 The Arboriculturalist advises that there are no current tree constraints, however, 4 trees on the site have been lost under the DDD procedure and the site layout limits the scape for replacement planting and any replanted oak trees would not enjoy adequate space for development and as such there will be a decreased sustainable tree presence in the street scene.

(vi) Drainage and Flooding: _

- 7.6 The Drainage Engineer has not raised any concerns and should the development proceed drainage could be dealt with by way of a condition.

(vii) CIL Liability and SDMP _

- 7.7 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.

- 7.8 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 not been received or a S106 in respect to the payment and therefore in the absence of the payment/agreement a refusal reason on this matter is applicable.

8 Conclusion

- 8.1 The proposed development is considered to result in an adverse impact on the character of the area, to adversely impact the amenities of the existing properties, and provide an inadequate plot size for the existing dwelling 16 Latchmore Forest Drive .
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9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **REFUSE PERMISSION** for application APP/14/00625 for the following reasons.

- 1 The proposal owing to the cramped nature of the site and proximity of proposed development to the boundaries would result in a detrimental impact on the quiet enjoyment of the properties surrounding the site, and in particular those at 14B and 16 Latchmore Forest Grove by virtue of the close proximity of the access and resultant vehicular and pedestrian activity would be adversely impacted. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 2 The development proposed is considered to provide an unsatisfactory layout with a cramped garden for the existing dwelling at 16 Latchmore Forest Grove, poorly located access drive and extensive hardsurfacing onto Latchmore Forest Grove to the detriment of the amenities of the site and the character of the area. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Borough Design Guide and the National Planning Policy Framework 2012.
- 3 The proposal, without the completion of the appropriate binding arrangements to secure a contribution towards the Solent Disturbance Mitigation Project, is contrary to the Council's Policy on mitigating the impacts of development which, in accordance with approved Policy DM24 of the Local Plan seeks to mitigate the impact of new residential development on the Solent Special Protection Area (SPA).