
Site Address:	66 Haslar Crescent, Waterloo, PO7 6DH		
Proposal:	Demolition of existing fire damaged dwelling and construction of replacement 1No. 3 bedroom house.		
Application No:	APP/15/00198	Expiry Date:	17/04/2015
Applicant:	Mr Elliott	Team:	Team 2
Agent:	Mr Sandhu	Case Officer:	Daphney Haywood
	SC Architecture Ltd		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

A semi-detached chalet bungalow situated on the south side of Haslar Crescent within an established residential area of mainly detached and semi-detached housing. The dwelling has suffered extensive fire damage.

2 Planning History

None relevant

3 Proposal

Demolition of existing fire damaged dwelling and construction of replacement 1No. 3 bedroom house. The dwelling would be of the same siting and design as the fire damaged dwelling, and having the same form as the existing semi-detached dwelling to which it would be attached.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS14	(Efficient Use of Resources)
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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control, (Fire Access Consultation): No adverse comments
Development Engineer - Highways: No adverse comments
Waste Services Manager: No adverse comments
Crime Prevention -Minor Apps: No comments 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: 8

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: Nil

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 upon the streetscene
- (iii) Impact upon residential amenity

(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. as this is a replacement dwelling of the same floor area there is no requirement for Community Infrastructure Levy or other contributions.

(ii) Impact upon the streetscene

The replacement dwelling will be of the same siting and similar appearance to the burnt out dwelling, and will match the appearance of the adjoining semi. As such there will be no detrimental impact on the street scene.

(iii) Impact upon residential amenity

The relationship with the properties to either side will be unchanged. In respect to the properties to the rear in Windsor Road, the burnt out property is understood to have had a single window in the rear dormer where as the current application has 2 windows serving 2 bedrooms, however, as the distance from the boundary of these windows is over 16m and the back to back distance with dwellings in Windsor Road is in excess of 30m the siting satisfies the requirements of the Borough Design Guide and is considered to comply with Policy CS16c of the Development Plan.

8 Conclusion

The proposal is considered to comply with Local and National Plan policy and approval is recommended.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00198 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:

Site location and site layout drawing no 3879-P-01
Proposed floorplans drawing no 3879-P-02 Rev a received 13/03/2015
Proposed elevations drawing no 3879-P-03
Proposes site layout drawing no 3879-P-04
Proposed streetscene drawing no 3879-P-01 5

Reason: - To ensure provision of a satisfactory development.

- 3 The bathroom window in the side elevation of the building shall 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.

- 4 The development shall not be brought into use until a minimum of 2 parking spaces have been provided within the curtilage of the site 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.

- 5 The external materials to be used shall match in type, colour and texture those on the existing attached dwelling at 64 Haslar Crescent Waterlooville.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 Prior to the occupation of the development a Post Construction Certificate shall be submitted to the Local Planning Authority. The Certificate shall state that the development has attained a minimum standard of Level 3 of the Code for Sustainable Homes, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure that the development is carried out in accordance with policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework 2012.

