

Full Rebuttal:

Planning Application: APP/14/01273

Having assessed the letters of representation regarding the proposed development at 70 Jubilee Road, Waterloooville, PO7 7RE there appears to be several areas of concern, all of which will be addressed by this document.

Issues Raised:

- The proposed development would be detrimental to highway safety and proposes inadequate levels of parking.
- The proposed development to the rear of the plot is not in-keeping with the surrounding area and would represent overdevelopment.
- The use of the proposed driveway would be detrimental to the amenity of the occupiers of 68 Jubilee Road.
- The proposed development would be harmful to amenity of the existing properties to the rear of the site situated on Rowlands Avenue.

Highways & Parking:

The proposed development includes the provision of 7 off-street parking spaces, which is in accordance with local standards. Furthermore, as part of the statutory consultation process the Council's expert Highway Officer has been consulted and has stated the Highway Authority have no objection to the proposed development, subject to standard parking/turning conditions, which the applicant will fully comply with. As such the proposed arrangements are considered acceptable as they preserve highway safety by providing good levels of visibility for vehicle egress and adequate levels of off-street parking. This accords with both local and national planning policies and parking guidelines for the Borough.

Overdevelopment:

The proposed redevelopment of the plot would not represent overdevelopment or a

harmful amount of backland in the area. Firstly, it is noted that prior to the submission of this planning application, the applicant sought pre-application advice from Havant Borough Council who advised that the principle of backland development on the plot was considered to be acceptable, subject to safeguarding of the protected oak tree.

Secondly, as set out on page 8 of the submitted design, access and planning statement, backland development and plot severance is common within the surrounding area. The immediate property to the west of the application site was historically spilt into two dwellings, now known as 72 and 74 Jubilee Road, respectively. There is a modern backland development to the rear of No.76 Jubilee Road. This demonstrates that the application site is in an area of transition where land is being used more efficiently and backland developments are becoming common. Furthermore, the development will have a density of 27 DPH, which is on a par with the surrounding development and other plot splits that have been approved by the Council.

Architectural Style:

Firstly, the application proposes to retain the original property to the front of the site to ensure that the development respects the traditional character and appearance of the area.

Secondly, the design of the proposed dwelling to the rear of the plot is considered to represent a positive contribution to the built environment, fitting in well with the established development in the area. The design responds to the area's local distinctiveness and incorporates matching materials with traditional design features. As such it is considered that the proposal will be in-keeping with the character of the area and represents good design.

Further to the above, the National Planning Policy Framework (NPPF) encourages architectural innovation which responds to an area's local distinctiveness and states *"Planning policies and decisions should not attempt to impose architectural styles or*

particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.” (Part 7, Para 60).

Neighbouring Amenity:

Letters of representation that express concern regarding the impact of the development on neighbouring amenity have been received from 68 Jubilee Road and an unaddressed property occupied by Mr & Mrs Thompson, which is presumably situated Rowlands Avenue. A response to each of the concerns raised is stated below:

68 Jubilee Road – Firstly, the proposed driveway will be surfaced with a low noise generating material such as block paviors, the noise emitted from this surface when driven over, compared to a high noise generating material such as loose gravel, will be considerably less. Moreover, the proposed development includes the provision of an acoustic fence along the eastern boundary to reduce the amount of noise and light omitted from vehicles to a level which will not be detrimental to neighbouring amenity.

Secondly, the provision of long driveways is already established within the streetscene, with 68 Jubilee Road already having such a driveway running parallel to the eastern boundary of the site.

Finally, notwithstanding the submission of the planning application, a long driveway and single storey garage could be erected in the proposed location under householder permitted development rights to serve the existing unit. This would be without the benefit of an acoustic fence and could be constructed from a high noise generating material.

Rowlands Avenue – The back to back distance between the proposed development and the properties to the north of the site situated along Rowlands Avenue is over the 20m threshold for backland development as set out in the Council’s Borough Design

Guide SPD (Adopted December 2011). The distances are over 25m in all cases. Furthermore, overlooking into rear neighbouring gardens is common with urban residential areas and is already established along Rowlands Avenue. Notwithstanding the above, views in to many of the neighbouring gardens will be obscured by the canopy of the protected oak tree when it is in bloom.

Conclusion:

This is a great opportunity to provide three high quality family homes in a sustainable location within the urban settlement boundary, in close proximity to local shops, services and schools. The design and form of the scheme responds to area's local distinctiveness and will not detrimentally impact upon neighbouring amenity or highway safety. Such proposals are actively encouraged by your Adopted Core Strategy and therefore planning permission should be duly granted.