
Site Address:	Land rear of 40 Queens Road, Waterloooville, PO7 7SB		
Proposal:	Erection of 2No. four bedroom detached dwellings with double garages and car parking with use of the existing access and creation of a new access.		
Application No:	APP/13/00589	Expiry Date:	09/08/2013
Applicant:	Knight Homes Ltd	Team:	Team 2
Agent:	Mr Dudley	Case Officer:	Aaron Wright
	Vivid Design Studio Ltd		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The existing site is located off Queens Road within the town of Waterloooville. Queens Road is a cul de sac road situated off the main London Road running through Waterloooville. The site is formed from an existing residential dwelling within a large area of land which sits to the west of the main house. The application site measures 0.1hectares in size. The site is currently an underused piece of land within the settlement boundary and is within the ownership of the existing dwelling.

The existing residential property is located to the southeast corner of the site and with large garden areas clearly delineated by a close boarded fences as shown on the site survey. The site has an existing vehicle access to the front of the existing property which provides access onto a Queens Road. There is also a vehicle access to the rear of the existing property which provides access onto a private road. The private road exits onto the main Queens Road and provides access to 2 other residential properties. The existing accesses provides access to car parking areas and garages to the existing house.

The existing house is a single storey detached property dating from the 1960's. Its character it depicted by brickwork and timber clad elevations with a pitched roof finished with concrete interlocking tiles. The topography of the site is varied with the site dropping down from the access to the rear north western boundary. The site has mature trees to the rear boundary and also trees to the south boundary. The boundaries of the site are a mixture of close board fences, wire fences and brickwork walls. The site is surrounding by varying styles of properties. To the northeast of the site adjacent to the boundary is an existing large 2 storey dwelling. To the northwest of the site is a large playing field which forms part of the local school. To the southeast of the site is the existing dwelling which sits on the higher ground level. To the southwest of the site is an existing large 2 storey dwelling which is heavily screened by boundary vegetation.

2 Planning History

None

3 Proposal

The proposals involve the development of the existing site for 2 new four bedroom detached dwellings with the retention of the existing house. The existing access will

provide access for Plot 1 on the site for car parking spaces and turning areas. A new access will be formed onto Queens Road on the east boundary to provide access for Plot 2. The other access to the existing dwelling will be retained and the car parking facilities will remain for the existing use.

The overall design of the proposals uses styles from the surrounding area and makes the best of the set back location and street scene opportunities. The roofs will have a mixture of gable end walls and hipped roofs to vary the roof mass. The gable end features will provide dominant elevations to the front and rear and hipped roofs will create an element of diversity to the street scene. Varying materials and design features will provide simple yet attractive elevations with building step backs providing depth and style to the building's appearance. The new dwellings have been designed to be integral to the site topography and site at a low level in keeping with the dwellings running across the rear of the site. The new dwellings follow the building lines across from the adjoining properties and form a linear pattern of development.

The development will include appropriate car parking facilities and provide suitable vehicular access using the existing private road and create a new access onto Queens Road. The new dwellings will be provided with adequate gardens and amenity space (11m length) along with cycle and bin store facilities. The mature trees to the rear of the site will be retained along with the existing boundary treatments and vegetation. No.40 would retain the garden to the south-west which is approximately 27m in length.

4 Policy Considerations

National Policies

National Planning Policy Statement

Core Strategies 2011 forming part of the HBLDF

CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS21	(Developer Requirements)
CS9	(Housing)
DM12	(Mitigating the Impacts of Travel)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control Officer

Fire Brigade access to Plot 1 may be an issue depending on length of access and make up of access road, if house is over 20m from main part of Queens Road. A turning circle may be required. Plot 2 may be within 2m of storm water public sewer in garden of 42 Queens Road.

Development Engineer

As this application will be determined after the 1 August then CIL should be paid. I recommend that the application is approved subject to the provision, for each of the properties, three car parking spaces and cycle facilities, also turning on site to be

provided. For the property taking access from Queens Road a vehicular access in the form of a dropped kerb needs to be provided.

Crime Prevention Officer

No comment.

Public Spaces Development Manager

No comment.

Arboriculturalist

No comment.

County Ecologist

No comment.

Waste Services Manager

No comment.

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: 12

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 4 letters of representation have been received raising the following concerns:

- a) Queens Road is already dangerous with the number of cars coming in and out with existing owners parking their cars at and on the joining of the road.
- b) loss of daylight, privacy and outlook.
- c) Trees should be retained.
- d) No cars should be parked in Queens Road.
- e) Unacceptable noise and smells.
- f) There is a water aqua that runs into the existing pond directly under where the properties are to be built.
- g) Inadequate access facilities.
- h) No public footpath through one lane giving access to the woodland.
- i) Loss of wildlife
- j) Additional traffic created.
- k) Degradation of the road
- l) Japanese knotweed in the area.

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) Residential amenity
- (iii) Impact on streetscene
- (iv) Loss of trees
- (v) Highway and Parking Implications
- (vi) Community Levy Infrastructure

(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.

(ii) Residential amenity

The proposals involve the development of the existing site for 2 new four bedroom detached dwellings with the retention of the existing house (No.40).

To the north-east of the site is 42 Queens Road, a large detached chalet style dwelling. The side elevation of Plot 2 would be 10.5m from the side elevation of No.42. There a mature hedgerow along the boundary and it is not considered that the proposed dwelling would adversely affect the amenity of No.42.

To the west of the site is No.35 Queens Road a large detached dwelling. It sits at the end of the cul-de-sac of Queens Road. There would be a separation distance of 21m from the front elevation of No.35 to the side elevation of Plot 1. It is not considered that there would be any loss of amenity to this neighbouring property.

In regards to the impact upon the existing property (No.40), the new dwellings have been carefully designed so that the first floor windows in the front elevation are over 20m from the main elevation of No.40. No.40 has lost a substantial garden area to the north-west, where the proposed dwellings are to be sited. However, its new garden would be to the south-east and is over 25m in length. As such the existing dwelling retains adequate access, parking and amenity space and would not be adversely affected by the proposed dwellings.

(iii) Impact on streetscene

The dwellings are situated on land that is significantly screened from the streetscene in both Queens Road. The boundaries comprise of mature hedgerows that will be retained as part of this application. The dwellings are of high quality design and would not be out of keeping with the character and appearance of the area. The development is considered acceptable in design terms and accords with Policy CS16 of the Havant Borough Core Strategy.

(iv) Loss of trees

There are no trees within the site that are subject to a Tree Preservation Order. To facilitate the development, there will be the loss of small lower category trees. These include a Western Red Cedar (conifer type planting), a small Lawson Cypress, mix of small trees (holly and apple) and a small Yew. The loss of these trees is not significant in the wider landscape and as such no objection is raised.

(v) Highway and Parking Implications

The existing access will provide access for Plot 1 on the site for car parking spaces and turning areas. A new access will be formed onto Queens Road on the east boundary to provide access for Plot 2. The other access to the existing dwelling will be retained and the car parking facilities will remain for the existing use. Adequate car parking will be provided on-site for the proposed dwellings and as such there should be no on-street parking in Queens Road. The Council's Highway Engineer has raised no objection to the application.

(vi) Community Levy Infrastructure

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 in pounds (£) per square metre on new floorspace (measured as gross internal area). I have therefore calculated the gross internal floor space for both plots is 404sqm. The net additional gross internal floorspace is 388sqm. The CIL Charging Schedule states that new residential development in Waterlooville is £80 per sqm. The CIL charge is therefore approximately £31,040.

8 Conclusion

The proposed development would not adversely affect the neighbouring properties and would not affect the character of the streetscene. As such the recommendation is to grant permission.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00589 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 Construction of the dwellings hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be 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 policies CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the finished levels (above ordnance datum) of both the ground floors of the proposed buildings and the

surrounding ground levels in relation to existing ground levels have been submitted to and approved by the Local Planning Authority.

Reason: To protect the amenity of the existing property No.40 Queens Road and having due regard to policies CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 No development hereby permitted shall be commenced until a detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works.

The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

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.

- 5 No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be occupied until the implementation of all such hardsurfacing has been completed in full accordance with that specification.

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

- 6 No development hereby permitted shall commence until plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Authority, the dwellings hereby permitted shall not be occupied prior to the completion of the installation of all screening provision as is thus approved by the Authority. 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.

- 7 The garages hereby permitted shall be retained and kept available for the parking of cars at all times and shall not be converted to living accommodation without the prior written approval of the Local Planning Authority.

Reason: To ensure the retention of adequate on-site car parking in accordance with the standards adopted in the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and to discourage parking on the adjoining highway in the interests of local amenity and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 8 The development shall not be brought into use until a minimum of 3 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.

- 9 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A/D/E and F of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) England) Order 2008, as amended, shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority.

Reason: In the interests of the character and amenities of the development having due regard to policy CS16 of the Havant Borough Local Plan Core Strategy 2011 which forms part of the Local Development Framework, and the National Planning Policy Framework, March 2012.

- 10 The proposed works must be carried out in accordance with the Arboricultural Implications Assessment and Method Statement prepared by ECOUrban Ltd and attached Tree Protection Plan.

Reason: To ensure the trees are not adversely affected by the construction of the development and having due regard to policy DM8 of the Havant Borough Local Plan (Core Strategy) which forms part of the Development Plan and National Planning Policy Framework, March 2012.

- 11 The development hereby permitted shall not be commenced until an Interim 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.

- 12 The development hereby permitted shall be carried out in accordance with the following approved plans:

Arboricultural Implications Assessment and Method Statement - EcoUrban Ltd
Design and Access Statement
Ecological Walkover Assessment - AzurEcology Environmental Consultants
Site Location Plan - Drawing No.120051-01
Proposed Block Plan - Drawing No.120051-02
Existing Survey - Drawing No.1630/01
Proposed Site Plan - Drawing No.120051-03

Proposed Streetscenes - Drawing No.120051-06

Proposed Floor Plans & Elevations (Plot 1) - Drawing No.120051-04

Proposed Floor Plans & Elevations (Plot 2) - Drawing No.120051-05

Reason: - To ensure provision of a satisfactory development.