
Site Address: Site of Little Oaks, Hollybank Lane, Emsworth
Proposal: Application for variation of Condition No. 1 of Planning Permission APP/14/00337 to extend timescale from 31st December to March 31st 2015.
Application No: APP/14/01285 Expiry Date: 03/02/2015
Applicant: Mr S Forrester Team: Team 2
Agent: Case Officer: Daphney Haywood
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

Allocated housing site located on the northern edge of Emsworth adjoining woodland to the north and the 2 cul-de sac heads and bungalow development in Oak Tree Drive to the south. permission has been granted for 28 dwelling with access off the western cul-de sac and the eastern one to be used for emergency access only/ This development is currently under construction .

2 Planning History

09/72129/002 Demolition of 2No. dwellings and erection of 48No. dwellings with associated garages and parking with access from Oak Tree Drive. - Permit 28/02/11
APP/14/00337 Variation of Condition Nos 24 and . 29 of Planning Permission
09/72129/002 relating to routing for construction traffic and emergency access Permit 2014.

3 Proposal

Application for variation of Condition No. 1 of Planning Permission APP/14/00337 to extend time scale from 31st December to March 31st 2015. This condition states:-
From the date of this permission until the 31 December 2014 construction traffic shall be routed via the western entrance and the eastern entrance shall be used to access only plots 37-39 and 43 to 48. After the 31 December 2014 construction traffic and vehicles movements shall accord with the details approved in respect to conditions 24 and 29 the emergency access shall be reinstated and plots 37-39 and 43 to 48 shall be accessed via the western access.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

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

5 Statutory and Non Statutory Consultations

Development Engineer No objection

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: 84

Number of site notices: one

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary: Work has not yet started on the last block of houses in this development. When I last raised the subject with site representatives they did not seem to be aware of any time scale for this work. Commitment to meet the original date of December 2014 seemed to be distinctly lacking. Keeping this entrance open is not ideal because of the awkward access. Delivery vehicles have difficulty negotiating the entrance and there have been some near misses due to restricted visibility and excess speed.

The applicant should submit details of work to be completed to allow this access to be closed, together with a programme schedule for this work.

Comment: see section 7

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) Highway considerations
- (iii) Impact on residential amenity

(i) Principle of development

The site lies within the built up area where development is acceptable in principle subject to development control considerations.

(iii) Highway considerations

The Development Engineer has assessed the proposal and has not raise objection.

(iii) Impact on residential amenity

- 7.4 The proposal would allow for an extension of time until the 31 March 2015 to route construction traffic via only the western entrance and the eastern entrance/emergency access to be used temporarily to access only plots 37-39 and 43 to 48. This arrangement has operated since August 2014 and whilst the access is for construction traffic is tight and an objection has been received, given the relatively short time period involved and the benefits from segregating traffic on the building site, an extension of the time period for this arrangement, is considered acceptable for the limited period applied for. It would not be reasonable to require a time schedule for works as the timing of such works is dependent on a number of matters including weather and market conditions, which are beyond the applicants control.

8 **Conclusion**

The proposal is considered acceptable and recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01285 subject to the following conditions

- 1 From the date of this permission until the 31 March 2015, construction traffic shall be routed via the western entrance and the eastern entrance shall be used to access only plots 37-39 and 43 to 48. After the 31 March 2015, construction traffic and vehicles movements shall accord with the details approved in respect to conditions 24 and 29 the emergency access shall be reinstated and plots 37-39 and 43 to 48 shall be accessed via the western access.

Reason: To safeguard the amenities of the locality and/or 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.

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

Site location plan

Site layout P01F received 9 December 2014

Reason: - To ensure provision of a satisfactory development.