
Site Address: 16 Latchmore Forest Grove, Waterlooville, PO8 8XG
Proposal: Demolition side extension to No.16. Erection of 1No. 2 bed detached bungalow with associated landscaping and utilising existing access. (Revised application).
Application No: APP/14/01166
Applicant: Mr J Tate
Agent: Mr M Critchley
Martin Critchley Consultants Ltd
Ward: Cowplain

Expiry Date: 07/01/2015
Team: Team 2
Case Officer: Daphney Haywood

Recommendation: **REFUSE PERMISSION**

1 Site Description

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. The site falls in the region of 1 to 1.5m to the rear.

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
APP/14/00625 Demolition side extension to No.16. Erection of 1No. 2 bed detached bungalow with associated landscaping and utilising existing access. **refused** 29 Sept 2014

- 1 The proposal owing to the cramped nature of the site and proximity of proposed development to the rear of the site, is considered to have a detrimental impact on the quiet enjoyment of the properties surrounding the site, and in particular the amenity of the properties at Latchmore Forest Grove by virtue of the close proximity of the access and resultant vehicular access. 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 at 16 Latchmore Forest Grove, poorly located access drive and extensive hardsurfacing onto the rear garden, which is considered to be a detriment to 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 complete Disturbance Mitigation Project, is contrary to the Council's Policy on mitigating the impacts of development. The proposal is therefore contrary to policy DM24 of the Local Plan seeks to mitigate the impact of new development on the Solent Special Protection Area (SPA).

3 Proposal

- 3.1 The 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. 11 m depth. The main garden for the proposed dwelling would be some 7m by 12m.
- 3.2 The proposed bungalow would have a gross floor area of 60 sq m and externally measure approx 10m by 6.9m extending to 8.5m and a height to ridge of 4.665m. It would be sited 3.9m from the rear boundary with properties in Morley Crescent, a minimum of 1 m from the boundary with 16A Latchmore Forest Grove, and approx. 7.3m from the boundary with 14B Latchmore Forest Grove.
- 3.3 The current proposal seeks to address the reasons for refusal of application APP/14/00625, and the main changes relate to the access now shown as a minimum of 4m wide, the existing dwellings provided with rear garden depths of 11m, hedge planting shown along the boundary of No 14B(outside the application site but within the blue edging), the proposed dwelling as single storey with a ridge height of 4.665m (reduced from 4.81m), and moved out from rear boundary (now shown as 3.955m compared to 1.6m of the refused scheme). Additionally the bungalow is now shown a minimum of 1m from the boundary with No 16A Latchmore Forest Grove, compared to a minimum of 1.68m

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

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|------|---|
| 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

Havant Borough Design Guide

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Public Spaces Development Manager No open space implications.

Arboriculturalist No objection to previous application

Hampshire Biodiversity Information Centre- bat roost within 50m

Waste Services Manager

I have no waste collection concerns at this location.

Development Engineer - Highways

The Highway Authority have no adverse comment to this application subject to turning being provided to allow a vehicle to exit in a forward gear. I would also suggest that to accord with the HBC parking standards the planning Authority should condition the provision and retention of two parking spaces and cycle facilities.

Engineering/Drainage

No objection to previous application

Building Control, (Fire Access Consultation) Access width should be a min of 3.7m, and turning for access in excess of 20m. Consult HFRS

HFRS Access should accord with the Building Regs but It is not possible to determine this. If suitable access is not provided a compensatory feature such as an Automatic water suppression system should be agreed with the Fire Authority

Crime Prevention -Minor Apps No comments received.

Southern Water

No adverse comments - conditions and informative requested

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: one

Statutory advertisement: Not applicable.

Number of representations received: 3

Summary:

- Over development of the original site
- Overlooked which will result in the loss of our privacy due to difference in ground levels.
- The visual impact of the development and the development is overbearing and out of scale for the neighbourhood
- ground stability and drainage from this proposed development.
- The Oak trees shown with TPO's in the plans are actually dead and have been given permission by the Council to be removed because they are unsafe. This has not been done yet and they will not provide any privacy to the occupants or ourselves.

- We are also concerned about the number of cars needing to park on site as both the original Bungalow and the latest build (2004) of a four bedroom detached property do not have garages. The amended proposal of a new 2 bedroom bungalow also does not have a garage. In addition the 4 bedroom property does not have a dropped curb. We are concerned where all these cars will park and object to having one parked alongside our garden fence where our 5 grandchildren currently play.
- Our final concern is that the latest build developed in 2004 has never been occupied and appears to be unsaleable due to poor build quality. We are concerned this new proposed build will be of the same standard.
- The loss of existing view from my own property that is directly situated north of the development and the loss of sunlight in to my south facing garden.

Comment:

see section 7

- 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 4m 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.

- 7.4 The proposed dwelling would be sited approx 3.9m from the boundary with properties to the north, 1m from the western boundary 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.

- 7.5 In respect to loss of privacy and overlooking, the previous scheme allowed for a 20m separation between main windows of properties in Latchmore Forest Grove in accordance with the Borough Design Guide. The current scheme shows a reduced separation of 18 to 19m, which is below the 20m guide. The shortfall is small and the proposed development is only single storey, but because of the difference in levels there is an associated loss of amenity from loss of privacy to the existing dwellings in Latchmore Forest Grove.

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

- 7.6 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 4m width located 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 only limited landscaping in the form of a boundary hedge to No 14B Latchmore Forest Grove, as such it would be visually intrusive and detriment to the street scene.

- 7.7 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 gardens. 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, to the detriment of the amenities of the area. Whilst the applicant has made reference to backland development at 109 London Road, the layout and form of this development are not directly comparable and the area is of different character.

(iv) Highway implications: _

- 7.8 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. _

- 7.9 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

- 7.10 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.

- 7.11 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, and to adversely impact the amenities of the existing properties..

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **REFUSE PERMISSION** for application APP/14/01166 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 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 would provide inadequate separation between existing and proposed windows resulting in loss of privacy to the existing dwellings in Latrchmore Forest Grove. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, The Havant Borough Design Guide and the National Planning Policy Framework 2012.
- 4 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).