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30 January 2014

Dear Mr Randell

Site Location: Land adjacent to 43 Portsdown Hill Road, Havant, PO9 3JU

Re: Erection of 3 dwellinghouses.

I am writing to you further to your enquiry received on the 14 January 2014 regarding the above address. The proposal is for the development of 3No. detached dwellings located to the northern face of the former chalk quarry.

The principle of the development

The development site lies within the urban area where residential development is considered acceptable in principle subject to a thorough assessment of other development control criteria and relevant national planning as well as those at a local level in the Council's adopted Local Plan (Core Strategy 2011).

The principle of new housing development is supported by Core Strategy Policy CS9 and CS17 and the National Planning Policy Framework, March 2012 within which underlies a presumption in favour of sustainable development.

I also advise that re-development of this site must accord with the requirements of policy CS14, *Efficient Use of Resources*, in that new residential development must meet level 3 of the Code for Sustainable Homes. Particular attention should be paid to water efficiency measures.

Design and Impact on the Visual Amenities of the Public Realm

The site is located on the southern side of Portsdown Hill Road. The context of the local streetscene is large detached family dwellings set within generous grounds. The established built form incorporates clear and defined gaps between the dwellings which are predominately set at a lower level than that of Portsdown Hill Road. This setting, along with strong frontage planting, results in a 'low Key' appearance of dwellings along this section of the road. New development will only be permitted if it accords with the requirement of Policy CS16 (High Quality Design) of the Havant Borough Core Strategy. This policy requires that new development *"responds to, draws inspiration from and respects local context"* and *"produces a positive relationship between buildings, street and spaces both existing and proposed"*.

It is considered that the submitted scheme does have merit with regard to respecting the existing pattern of development within the immediate locality when viewed from Portsdown

Hill Road; it should present three building masses at two storey level visible from the streetscene which would maintain the established building form, albeit the proposed dwellings are of more modest building mass than the established pattern of development. Through the submission of any subsequent planning application the use of materials should be justified in context of those utilised in the surrounding dwellings. I have some concern that the front elevations of the dwellings maybe a little too modest given their desirable location and potential construction costs, however perhaps this is more a matter for any developer to consider in terms of the eventual marketability of the properties.

The rear of the site and this section of Portsdown Hill Road is very visible from a number of vantage points to the south due to its location on top of the hill. Most clearly from land to the south of the site location and the A27. It is considered that the proposal may accord with the existing development providing that the trees are retained on site and that the building form reflects the existing pattern along Portsdown Hill Road in terms of mass and construction materials, of which there is a good degree of variance. The Harbour Authority have historically had concerns about proposals for new development that incorporate an expanse of glass. It is important to ensure that the proposal accords with the existing local context in terms of building materials and the existing low key appearance of the dwellings located on Portsdown Hill Road, when viewed from the south and from adjoining properties. On submission of a planning application, proposed elevations would be required which show the development within the winter months when the predominately deciduous trees, which provide the majority of screening of the site from the south, are without leaves.

It is acknowledged that there is a wide variety of building styles within the development to the side of Portsdown Hill. However, I am not aware of the use of timber shingles as a roofing material anywhere within the local context area.

Impact on the Adjacent Residential Dwellings

In terms of the impact of the building form and mass on the adjacent residential dwellings, I do not consider the proposals for three additional dwellings within this plot would create an unacceptable detrimental impact to the current amenities of the occupiers of the existing neighbouring dwellings to the east and west. The dwelling to the east, No.43, has direct views over the site from large bay windows, as such the proposed design of the dwelling to the east of the plot must take account of this constraint and ensure that the design of the development does not cause issues of overlooking or overbearing to the occupiers of this property.

With regard to the dwelling to the west No 43a, it has not been possible at this stage to access the impact on this property or consult the occupiers with regard to the proposals. However, on plan, the impact of the increased intensity of the use of the access road into the site, which runs adjacent and serves this neighbouring dwelling, would appear to be acceptable.

Trees

It is noted that the existing entrance is proposed to be utilised for the three new dwellings and that the existing retaining wall to the front of the site is proposed to be retained. Such a scheme will allow for the retention of the majority of the mature vegetation to the bank adjacent to the front boundary; this is considered appropriate given the importance that this mature greening provides to the character of the immediate streetscene.

It is not possible to provide advice in regard to the acceptability to remove the trees as shown on plan without a Arboricultural Assessment being submitted. The loss of trees in regard to the potential gain of three houses would be carefully considered and weighed.

I do however have concerns with regard to the future pressure to fell or prune trees shown to be retained within the site, which provide important screening of the development from the south of the site and are themselves important to the wider visual amenity of the locality. A subsequent planning application must also demonstrate that the proximity of the trees to the development is acceptable in terms of the impact on the amenities of the future occupiers, as it is important that these trees be retained. I am cautious that future pressure to prune or fell these trees may become a real issue. These issues would need to be addressed in detail should an application be submitted and would need to be addressed in any Arboricultural Impact Assessment.

Ecology

An ecology statement would be required to be submitted in conjunction with any subsequent planning application. However, one point of concern at this time is regarding the storage of materials during construction; any subsequent planning application should **include construction, method, storage and delivery details to ensure that there is not a detrimental impact on the ecology of the site including tree root protection areas.**

Developer Contributions (General)

I advise that the proposals would be CIL (Community Infrastructure Levy) Liable.

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). Without the completion of a Additional Information Requirement Form it is not possible to calculate at the stage how much CIL would be required.

However, I can advise that the CIL Charging Schedule states that new residential development in Havant is £80 per sqm.

If you require further information then I would advise you to view the HBC CIL Charging Schedule which can be found using the following link:

<http://www.havant.gov.uk/community-infrastructure-levy/community-infrastructure-levy-processes-including-relevant-forms>

Highway and Parking Considerations

The Highway Engineer has been consulted with regard to the acceptability of the increase use of the existing access point. He considered that this is acceptable providing that site lines are demonstrated that accord with the requirements on a 40m.p.h road. However, it must be noted that acceptable site lines must consider and address as necessary the visual amenity impact on the streetscene due to any loss of trees and hedgerow.

It would appear that the allocated parking for each dwelling is sufficient to meet the requirements of the Residential parking and Cycle provision Supplementary Planning Document of the Havant Borough Development Framework. **I do have concerns that the solution maybe unnecessarily over engineered and a simpler more sustainable method of car parking provision could be achieved within the site.**

Also the bin provision is located to the end of the private driveway and I would suggest that they are sited closer to the entrance point, whilst remaining visually screened from the streetscene. Fire access regulations must also be met and alternative measures such as sprinkler systems considered at an early stage if the regulations cannot be complied with due to the length of the access drive.

Open Space and Landscaping

The Council would seek a detailed landscaping scheme with any planning application to indicate the soft and hard landscaping through the site. Furthermore, information must be provided which details how the amenity space of the former quarry would be utilised by the three proposed dwellings.

Please note that the above comments are the opinion of an individual Planning Officer and are in no way binding upon the Council when determining an application for planning permission and nor will they prejudice the outcome of any application submitted and are subject to the outcome of a statutory consultation process.

However, I hope that they assist you and I would be happy to continue to work with you towards delivering a high quality scheme on this site. Please note that a further charge may be incurred, in accordance with the Council's Pre-application advice service, details of which can be viewed at:

<http://www.havant.gov.uk/havant-10835>

Yours faithfully

Mrs H Lealan
Planner
Our Ref: GEN/14/00051