
Site Address: Land rear of 40 Queens Road, Waterloooville, PO7 7SB
Proposal: Variation of Condition 12 of Planning Permission APP/14/00219
(approved drawings) to allow changes including: split floor levels and associated
changes to external design, raising and reducing of parts of roof and raising of patios.
Deletion of approved chimneys.
Application No: APP/14/00608 Expiry Date: 07/08/2014
Applicant: Knight Homes Ltd Team: Team 2
Agent: Mr Dudley Case Officer: Daphney Haywood
 Vivid Design Studio Ltd
Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

The 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 0.1 hectares in size. There is an planning permission for 2 dwelling ont he site and construction works including clearance has commenced.

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. 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 is 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 screened by boundary vegetation.

2 Planning History

APP/14/00219

Erection of 2No. four bedroom detached dwellings with double garages and car parking with use of the existing access and creation of new access. (Revised application to approved Planning Permission APP/13/00589). Approved 2014

APP/13/00589

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. Permit

3 Proposal

Variation of Condition 12 of Planning Permission APP/14/00219 (approved drawings) to allow changes including: split floor levels and associated changes to external design, raising and reducing of parts of roof and raising of patios. Deletion of approved chimneys.

This is a sloping site and the revised plans incorporate step levels within the dwellings in order to follow the contours of the existing ground levels from the access point down to the garden. In order to keep the height of the dwelling mainly within the approved height the roof pitch has been lowered by 5 degrees, and the only part of the proposal which exceeds the approved height is that part over the garages which would be 500mm higher than previously approved.

4 Policy Considerations

National Policies

NPPF

Core Strategies 2011 forming part of the HBLDF

CS14	(Efficient Use of Resources)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS20	(Transport and Access Strategy)
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)
DM9	(Development in the Coastal Zone)

Saved Policies of HBDWLP 1996 - 2011 forming part of HBLDF

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

County Ecologist No comments to make

Arboriculturalist No objection subject to conditions re original AMS and TPP.

Crime Prevention -Minor Apps No comments received

Southern Water No comments to make

Development Engineer No objection

Waste Services Manager No comments received

Public Spaces Development Manager No comments received

Building Control, (Fire Access Consultation) Disables access has been impeded.

Access risk Assessment should be provided to justify proposal.

(officers note - the agent is aware and advises that the approved Inspector has approved the plans., stating:-

Disabled access has not been impeded as such. Part M allows access to a dwelling using either a level approach, a ramped approach or a stepped approach depending on the gradient of the land. Due to the slope of the site we have adopted the stepped approach which is acceptable under Part M. Any building control issues will be dealt with under the approved inspectors not local authority building control.

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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: 0

Summary:

Comment:

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 and Solvent Mitigation Strategy Contribution

(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

This application is similar to that approved under APP/13/00589 which was considered to achieve an acceptable relationship with the adjoining properties. There will be a slight (500mm higher) increase of bulk to the garages and accommodation above, but this is set off the side boundaries and the height will be below that of the main ridge and not considered to result in detriment. In terms of the side-facing lounge windows at plot 1, the floor level appears to be in the order of 5cm below the base of the fence, based on rough average of spot heights on-plan so that the line of sight (i.e at 1.7m from within the room) would be largely screened by the 1.8m fence. For the avoidance

of doubt a condition to require a details/a section, can be used. At plot 2 the side facing windows appear to be elevated relative to the boundary height, so that a typical 1.8m boundary would effectively be 1.4m, although there is vegetation here along with a 1.2m fence. Again, a detail can be required.

(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

Access arrangements are as previously approved. and would comprise the existing access to provide access for Plot 1 with on site car parking spaces for 3 vehicles and turning area. 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. Car parking in accordance with the Council's adopted standards will be provided on-site for the proposed dwellings and this aspect of the scheme is considered acceptable.

(vi) Community Levy Infrastructure and Solvent Mitigation Strategy Contribution

CIL and a contribution to the Solent Mitigation Strategy have been required under Planning Permission APP/14/00219. The current application seeks to vary condition 12 of APP/14/00219 in respect to the approved plans and in particular the floor levels of the property. There is no change to the amount of floor space to be built.

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/14/00608

subject to the following conditions

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

Arboricultural Implications Assessment and Method Statement - EcoUrban Ltd
Site Location Plan - Drawing No.120051-60
Proposed site plan Drawing No.120051-61
Proposed Floor Plans & Elevations (Plot 1) - Drawing No.120051-62
Proposed Floor Plans & Elevations (Plot 2) - Drawing No.120051-63
Proposed Site Sections - Drawing No.120051-64

Reason: - To ensure provision of a satisfactory development.

- 2 Prior to the occupation of either of the houses hereby permitted, details of the type, levels and heights of the means of enclosure at the external boundaries of the site, relative to existing and proposed ground levels and the finished floor levels of the approved houses, shall be submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Authority, neither of the houses shall be occupied until these means of enclosure have been completed. This condition shall apply notwithstanding any details regarding the height and type of these means of enclosure which have been previously submitted to or approved by the Local Planning Authority.

Reason: in the interests of clarity, to safeguard the amenities of neighbouring residents by ensuring that the height and type of means of enclosure are adequate to avoid additional overlooking which might otherwise be caused by the changes in levels hereby approved and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.