
Site Address:	15 Lockerley Road, Havant, PO9 2HD		
Proposal:	Erection of 1No. 3 bed end of terrace house utilising existing access from Lockerley Road and forming new access for 15 Lockerley Road.		
Application No:	APP/14/00622	Expiry Date:	02/10/2014
Applicant:	Mr J Bradwell	Team:	Team 1
Agent:	Mr M Wilkes	Case Officer:	Steve Weaver
	M2 Architecture		
Ward:	Bondfields		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 15 Lockerley Road is a two-storey end of terrace property located on the north side of the road adjacent to its junction with Swarraton Road. The local area in the main comprises post-war ex-local authority housing stock of standard terraced design; the obvious exceptions being the 3No. 10 storey flatted blocks in landscaped grounds immediately to the east.
- 1.2 No.15 currently benefits from a generous side garden area of approximately 9m in width with vehicular access for one car taken onto the junction with Swarraton Road. The side garden features a small outbuilding to the rear but is otherwise open. The side boundary onto Swarraton Road comprises a 1.8m high privet hedge which continues at a lower level along part of the front boundary; mixed tree and shrub planting denotes the boundary with No. 1 Swarraton Road to the rear.
- 1.3 A public foul sewer crosses the open garden area, running from south to north.

2 Planning History

- 2.1 None relating to this site. The submitted Design and Access Statement does however provide various examples of similar developments in the Havant/Leigh Park area.

3 Proposal

- 3.1 The construction of a new 3-bedroom dwelling attached to the east side of 15 Lockerley Road. The dwelling will lie broadly in line with the existing front and rear elevations, with the roof eaves and ridge running through to that of the host dwelling and terrace. Car parking is proposed to serve the existing dwelling (2 spaces) and proposed dwelling (1 space) accessed from a new vehicular access point off Lockerley Road; cycle storage provision is shown for both properties in the form of a shed in each rear garden.
- 3.2 The resulting development will lie a minimum of 3m from the side boundary with Swarraton Road.
- 3.3 As part of the development it is proposed that the existing public foul sewer be diverted to follow the eastern boundary of the site - this will entail the loss of the existing boundary hedge. A new 1.8m high close boarded fence is proposed to enclose the rear garden area; this reducing to a 900mm high timber picket fence to

the front garden area.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Planning Practice Guidance 2014

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)
CS19	(Effective Provision of Infrastructure)
CS20	(Transport and Access Strategy)
CS21	(Developer Requirements)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) 2014

AL1 Presumption in Favour of Sustainable Development

Policy DM24 Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development

Havant Borough Design Guide Supplementary Planning Document 2011

Havant Borough Residential Car and Cycle Parking Standards Supplementary Planning Document 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control

Public foul water sewer runs under site

Officer comment: Submitted plans acknowledge this and propose a diversion of the sewer.

Development Engineer

(Following receipt of amended plans) No objection to layout shown. The lack of parking (for the new unit) is only a concern for the Highways Authority if it would lead to a reason for refusal on highway safety grounds which in this case would be impossible to win at appeal.

Officer comment: Net car parking provision proposed (3) would accord with what would be achieved were we to ask for a simple re-provision of existing No.15, with 2 spaces for the new dwelling (1+2).

Waste Services Manager

No issues with waste collection at this new location.

Crime Prevention -Minor Apps

No comments

Southern Water

In order to divert/protect drainage apparatus, Southern Water requests that if consent is granted, a condition is attached to the planning permission. For example "The developer must advise the local authority (in consultation with Southern Water) of the measures which will be undertaken to divert/protect the public sewers, prior to the commencement of the development."

Southern Water requires a formal application for a connection to the foul and surface water sewer to be made by the applicant or developer.

We request that should this application receive planning approval, the following informative is attached to the consent:

"A formal application for connection to the public sewerage system is required in order to service this development, Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

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: 6

Number of site notices: Two

Statutory advertisement: Not applicable.

Number of representations received: 0

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) Impact on the character and appearance of the area
- (iii) Impact on residential amenity
- (iv) Highway issues
- (v) Infrastructure implications
- (vi) Developer contributions

(i) Principle of development

7.2 The application site lies within the urban area of Havant where the principle of additional residential development is strongly supported by local and national planning policies.

(ii) Impact on the character and appearance of the area

7.3 The application site currently comprises a generous (9m wide) side garden area associated with 15 Lockerley Road and is located at a prominent corner location. The nature of the area is such that open side gardens are a characteristic feature of street scenes; however their width varies considerably in the local area from that seen at the

application site to just over 3m in the case of No.1 Swarraton Road located immediately to the north. The proposed subdivision of the plot will still retain an open side garden area of just over 3m to the side of the new dwelling, and given this it is considered that the plot subdivision can be achieved without significantly undermining the spacious character of the corner plot.

- 7.4 In terms of design, the new dwelling seeks to faithfully reflect the proportions, building lines and roof profile of the host dwelling and terrace to which it belongs. It should therefore appear as a natural extension to the terrace which will not appear out of keeping with the locality. The plans have been amended since submission to ensure that the window depths at first floor level on the front elevation reflect those of the host dwelling.
- 7.5 With regard to boundary treatments, whilst the loss of the privet hedge to the side of the property (to enable the sewer diversion) is to some extent regrettable, the proposed replacement fencing is typical of that used by other householders in the area and will not appear out of keeping. The provision of car parking spaces in the front garden areas of the host dwelling and new property is again typical of the approach taken by other householders in the area, particularly so in the case of the terrace to which No.15 belongs.

(iii) Impact on residential amenity

- 7.6 Being located on a corner plot the new dwelling will only directly affect the host property, No.15 Lockerley Road. Here the works will entail the blocking up of an existing landing window, but in other respects the adherence of the new dwelling to the front and rear building lines of No.15 will mean that there will be little impact on that property in terms of the light and outlook within the dwelling itself. From the garden perspective the relationships between existing and proposed properties is commensurate with other properties in the terrace.
- 7.7 In terms of garden areas, the plot subdivision will still enable No.15 to retain its current, almost 14m deep, garden of comparable width to other properties within the terrace. For the new dwelling a garden depth of in excess of 12m will be achieved, which exceeds the minimum requirements set out in the Borough Design Guide.
- 7.8 Further afield, the new dwelling lies a significant distance from the adjacent properties to the north and south (25m), with only the landscaped grounds of Solent House to the east.

(iv) Highway issues

- 7.9 Vehicular access to No.15 Lockerley Road at present is taken from an (informal) access that takes advantage of the pedestrian dropped kerb across the Swarraton Road/Lockerley Road junction and provides one car parking space. Following amendment the submitted plans propose that a new vehicular access be created for both the host and new dwellings in a more conventional layout at right angles off the main carriageway of Lockerley Road. Given the restrictions on the site frontage it is proposed to provide a total of 3 off-street spaces - 2 for the existing dwelling and 1 for the new dwelling. Whilst this level of car parking provision does not meet, in full, the car parking standards set out in the Council's adopted SPD, the Development Engineer has confirmed that a refusal on highway grounds could not be substantiated.

- 7.10 In practice, should any overspill car parking occur, there are numerous opportunities for safe on-street parking adjacent to the site in Swarraton Road given the absence of frontage development to the east of the site. The application also makes suitable provision for secure cycle parking on both the host and new dwelling plots, to encourage the use of alternative modes of travel.

(v) Infrastructure implications

- 7.11 The application site features a public foul sewer which crosses the site in a north-south alignment. As part of the application it is proposed to divert the sewer to the eastern boundary - in doing so this will achieve a satisfactory level of space about the sewer to allow for future maintenance. Southern Water have not objected to the proposals but have requested that a suitable condition be imposed on any permission - it is considered that this should require the diversion to be undertaken before development commences in order to ensure that this piece of infrastructure is not undermined by the development process.

(vi) Developer contributions

- 7.12 The application is considered to be CIL liable development (£5,600.00) and a Liability Notice will be issued with any permission. The applicant/agent has been advised of this requirement in writing.
- 7.13 In addition, as the development proposes the addition of a dwelling in the urban area of Havant, then pursuant to Policy DM24 of the Allocations Plan (Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development), a S106 contribution of £172.00 has been secured to mitigate the effect of the additional recreational pressure on the coast that is likely to arise from the additional dwelling.

8 Conclusion

- 8.1 The application proposes the addition of a new dwelling in the urban area which is supported in principle by planning policies, and in a manner that is consistent with the character of the locality and which will not undermine any neighbouring amenity, highway safety or infrastructure interests. Relevant contributions have been made to mitigate the effects of additional recreational pressure on the coast arising from the proposal, and a CIL Liability Notice will be issued following permission.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00622 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 dwelling hereby approved shall not commence until the existing public foul sewer crossing the site has been diverted in accordance with the alignment shown on the approved Site Plan 14022 - 101 Rev A, and

to the satisfaction of Southern Water.

Reason: In the interests of protecting this important piece of sewerage infrastructure and having due regard to Policy CS19 of the Havant Borough Local Plan (Core Strategy) 2011.

- 3 Construction of the dwelling hereby permitted shall not commence until samples and details of all external facing and roofing materials have been 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 CS11.4, CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 Prior to the occupation of the development a Post Construction Certificate shall be submitted to the Local Planning Authority. The Certificate shall state that the development has attained a minimum standard of Level 3 of the Code for Sustainable Homes, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is carried out in accordance with policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework 2012.

- 5 The new dwelling shall not be occupied before the proposed access and the crossing of the highway verge and/or footway is constructed and laid out in accordance with the approved details.

Reason: In the interests of highway safety and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 The new dwelling shall not be occupied until space for the parking of vehicles for both the existing property (No. 15 Lockerley Road) and the new dwelling have been provided within the site and surfaced with permeable materials in accordance with the details shown on approved Site Plan 14022 - 101 - Rev A. Such areas shall thereafter be retained and used solely for those 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.

- 7 The new dwelling shall not be occupied until facilities for the parking of cycles for both the existing property (No. 15 Lockerley Road) and the new dwelling have been provided within the site in accordance with the details shown on approved Site Plan 14022 - 101 - Rev A. Such facilities shall thereafter be retained and used solely for those purposes.

Reason: In the interests of securing appropriate options for alternative modes of travel 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 new dwelling shall not be occupied prior to the completion of the installation of all screening provision as is hereby approved by the Authority and detailed on Site Plan 14022 - 101 - Rev A. 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 the existing and proposed properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Site Plans 14022 - 101 - Rev A
Proposed Plans, Elevations 14022 - 100 Rev B

Reason: - To ensure provision of a satisfactory development.