
Site Address:	Land adjacent to 62A Hulbert Road, Havant, PO9 3TG		
Proposal:	Variation of Condition 10 of Planning Permission APP/12/00312 relating to amendments to approved design of new dwelling regarding design of bays and addition of dormers.		
Application No:	APP/13/00992	Expiry Date:	27/11/2013
Applicant:	Mr M Waters	Team:	Team 1
Agent:		Case Officer:	Heather Lealan
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

Site Description

- 1.1 The site is located to the eastern side of Hulbert Road. The locality is residential in character and the dwellings are predominantly a mix of detached and semi-detached properties of single and two storey height. The application site is within the curtilage of No. 62A Hulbert Road, which is a modest 1930's single storey bungalow, constructed of red brick with a concrete tile roof. The bungalow is situated towards the northern curtilage of the site.
- 1.2 The adjacent dwelling to the south of the application site is a detached 1930/50's two storey dwelling house. This property is of typical 1930/50's design with a two storey square front bay and off-centre main entrance door.
- 1.3 This streetscene has a special character because of the mature trees and shrubs which form a strong frontage planting, particularly to this section of the eastern side of the road. Part of the distinctiveness of the street also derives from the differing characteristics of its two sides. The dwellings fronting the western side are generally sited fairly closely together and are set back only a limited distance from the road. By contrast the dwellings on the eastern side tend to be of a lower density with more spacious front gardens; they are of modest scale and proportions and follow a building line which is set back from the road by 16-18m.
- 1.4 The exception to this typical pattern of development is the Bedhampton Nursing Home, which lies further south along Hulbert Road and which, by virtue of its scale and layout, is a notably larger development than the single family style dwellings which otherwise characterise Hulbert Road.

2 Planning History

- 2.1 APP/11/00915
Construction of detached 5 bed house with associated parking, landscaping and bin and cycle stores – refused
- 2.2 APP/11/01507
Construction of detached 5 bed house with associated parking, landscaping and bin and cycle stores - Withdrawn
- 2.3 APP/12/00312
Construction of detached 5 bed house with associated parking, landscaping and bin

and cycle stores - Permitted

2.4 APP/13/00887

New access and changes to boundary treatments incorporating a new 1.2m high wall with 1.4m high pillars and 1.2m high fence fronting Hulbert Road, (following Planning Permission APP/12/00312).- Permitted

3 Proposal

3.1 Variation of Condition 10 of Planning Permission APP/12/00312 relating to amendments to approved design of new dwelling regarding design of bays and addition of dormers.

3.2 This application also seeks to address many of the outstanding planning conditions of the initial permission APP/12/00312

4 Policy Considerations

National Planning Policies

The National Planning Policy Framework, March 2012

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Core Strategies 2011 forming part of the HBLDF

5 Statutory and Non Statutory Consultations

Development Engineer

Submitted information meets requirements

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: 17

Number of site notices: 1

Statutory advert: N/A

Number of representations received: None

7 Planning Considerations

7.1 Having regard to the planning history of the site and relevant development plan policies, the main considerations in relation to the proposal are considered to be:

- (i) Principle of development;
- (ii) Effect on the character and appearance of the streetscene;
- (iii) Effect on neighbouring properties;
- (iv) Highways Implications.

(i) Principle of Development

7.2 The site is located in the urban area where National and Local Planning Policies support residential development provided the quality and character of an area can be retained. The principle of the acceptability of the application has already been established by previous planning consent APP/13/00992. The remit of this application is to consider the revised changes to the design of the proposed dwelling and the information submitted in response to the previous planning conditions.

(ii) Effect on the character and appearance of the streetscene

7.3 The residential development in the locality is mixed in character with detached and semi-detached properties of single and two stories. Development on the eastern part of the road close to the site is generally lower density with strong frontage planting and is less obvious in the streetscene than that on the western side of the road. Part of the existing character derives also from the relatively spacious plots and gaps between dwellings.

7.4 The changes to the design incorporated in the current proposal in regard to the square bays and small dormer windows are not considered to warrant a refusal of this application given the low key nature of the changes. The changes to the boundary treatment and landscaping to the front of the site have been considered and approved under planning consent APP/13/00887. The proposed construction materials, finished floor levels and hard landscaping have been considered as part of this application and in the context of the streetscene are considered to be acceptable and meet the requirements of Core Strategy policy CS16.

(iii) Effect on neighbouring properties

7.5 It is considered that both the changes to the design and the details submitted to meet the requirements of the previous planning conditions would not have an adverse impact on the amenities of the occupiers of the adjacent residential dwellings and as such it is considered that the proposals are in accordance with the requirements of policy CS16 of the Core Strategy.

(iv) Highways Implications

7.6 The Development Engineer has not objected to the information submitted in regard to onsite car parking, turning on site and material storage locations. It is therefore considered that the submitted information meets the requirements of Core Strategy policies CS20 and DM13.

8 Conclusion

- 8.1 In conclusion, the variation to the plans and information submitted to discharge planning conditions is considered to be acceptable. A condition requiring a completion certificate in accordance with the requirements of policy CS14 should be attached to any planning consent
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9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00992 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 materials of the building hereby permitted shall accord with the samples and details submitted as part of this application. These being:

Bricks - Terca Kassandra
Roof Tiles - Marley Ashurst.

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 policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework, March 2012.
- 3 The finished levels (above ordnance datum) of the proposed building and the surrounding ground levels shall accord with submitted Layout Plan Drwg.No HUL 003 Rev B received on 14 January 2014.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework, March 2012.
- 4 The development hereby permitted shall not continue prior to the completion of the installation of all screening provision as submitted on Layout Plan Drwg.No HUL 003 Rev B received on 14 January 2014 hereby approved by the Authority. At all times the screening provision shall be retained in a wholly sound and effective condition.
Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework, March 2012.
- 5 The development hereby permitted shall not continue prior to the completion of the installation of a material storage compound as submitted on Layout Plan Drwg.No HUL 003 Rev B received on 14 January 2014 hereby approved by

the Authority. The approved compound shall be available prior to the continuation of any building works and throughout the contract period and no materials shall be stored anywhere else on the site.

Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011.

- 6 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Class A of the 2010 Order, as amended, shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 7 The development shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the existing dwelling and a minimum of 3 parking spaces within the curtilage of the new dwelling as shown on Layout Plan Drwg.No HUL 003 Rev B received on 14 January 2014, thereafter all of those spaces kept available for such 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 National Planning Policy Framework, March 2012.

- 8 The turning space in front of the existing and proposed dwellinghouses shall be retained to enable vehicles to enter and leave in a forward gear and this shall be maintained and kept available for that purpose at all times.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework, March 2012.

- 9 The development hereby permitted shall not be occupied until a Completion Certificate of Compliance with the Code for Sustainable Homes has been submitted to and approved in writing by the Local Planning Authority. The Certificate shall demonstrate that the development has attained a minimum standard of Level 3 in accordance with the Code. The development shall have been carried out only in accordance with the details the subject of the Certificate.

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

- 10 The implementation of the approved replacement hedge to the front boundary of the site, as detailed on approved plan Site Layout Drwg.No HUL003 rev C received 5 November 2013 approved under planning consent APP/13/00887, shall be completed in full accordance with the submitted scheme prior to occupation of the dwelling. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework, March 2012.

- 11 The development hereby permitted shall not be occupied prior to the completion of the installation of all hardstanding as submitted on Layout Plan Drwg.No HUL 003 Rev B received on 14 January 2014 hereby approved by the Authority.

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

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

Location Plan, Block Plan, Streetscene and Site Layout Drwg.No HUL003 rev B received 14 January 2014.

2nd Floor Plan and Elevations as proposed Drwg.No HUL002 rev C received 5 September 2013.

Proposed Section A-A Drwg.No HUL004 received 5 September 2013.

Proposed Floor Plans Drwg.No HUL001 received 5 September 2013.

Roof Plans Drwg.No HUL005 received 5 September 2013.

Reason: - To ensure provision of a satisfactory development.