
Site Address: 140 St Albans Road, Havant, PO9 2LA
Proposal: Construction of 1No. 2 bed end of terrace dwelling with new pedestrian access onto St Albans Road. (Revised Application.)
Application No: APP/12/00726 Expiry Date: 25/01/2013
Applicant: Mr Pantling Team: Team 1
Agent: Mr P Galloway Case Officer: Steve Weaver
Ward: Bondfields

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 St Albans Road is a residential road characterised by rows of terraced properties. No. 140 St Albans Road is an end of terrace property overlooking a small area of public open space. There are single storey extensions to the front and rear elevations. There is a detached garage to the rear of the property.

2 Planning History

APP/12/00349

Rear dormer. Granted 25.5.12

APP/12/00348

New 3 bed end of terrace dwelling with rooms in roof and new pedestrian access onto St Alban's Road. Refused 11/6/12 on grounds of overintensive use of site, inappropriate design, and absence of a S106 agreement in respect of transport contributions.

3 Proposal

- 3.1 This application revisits the scheme refused under APP/12/00348 and now proposes the construction of a new 2 bed end of terrace property with new pedestrian access onto St Albans Road. The principal differences from the scheme previously refused are:
- (a) the new dwelling now accords in ridge height and depth the dimensions of the original size of the host property (previously the ridge height was reduced but with a large cat slide roof extension to the rear)
 - (b) no accommodation is proposed in the roof (previously a large and unsightly domer was proposed)
 - (c) car parking provision in the rear garden area is restricted to one space in order to secure a 10m deep rear garden depth (previously two spaces were proposed which limited the available garden depth).

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Havant Borough Local Plan (Core Strategy) 2011

CS14 (Efficient Use of Resources)

CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS21	(Developer Requirements)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Urban Design Guide SPD

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

FAO Access Officer, Community Group:

Dwelling shown capable of achieving level access to meet Building Regulations.

Building Control, (Fire Access Consultation):

No comments

Development Engineer:

Development acceptable in principle subject to securing a S106 contribution of £3745 towards HCC Transport Contributions Policy. Reduction in parking standard for one of the properties not likely to lead to highway safety issues.

Waste Services Manager:

No comments.

Crime Prevention -Minor Apps:

Parking arrangements may cause tensions between neighbours; parking space to rear recommended to be gated; proposal will remove rear access to existing property which may cause quality of life issues at a later date; no side gable window at first floor level will increase opportunities for crime in St Albans Road.

Officer Comment: future neighbour relations are not a matter that the Council can control through planning legislation; gating of the rear space is not possible without projecting over the highway, and this arrangement would also adversely affect visibility; lack of rear access is not of itself a reason to refuse an application; this part of St Albans Road is well overlooked by properties to the south.

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: 25

Number of site notices: One

Statutory advertisement: Not applicable.

Number of representations received: None

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) Effect on existing and neighbouring properties
- (iv) Highways and parking

(i) Principle of development

7.2 The site is within an urban area as identified by the Local Plan (Core Strategy) therefore the proposed development is acceptable in principle subject to satisfying the criteria of the policies listed in section 4 of this report.

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

7.3 The proposed dwelling is of approximately the same width and depth as the original form of the houses in the existing terrace, and features a ridge height consistent with that of the terrace. With no other projections proposed it should appear a natural addition to the terrace and reinforce the character of the area. Whilst the proposed fenestration is slightly more limited in extent than that on no. 140, this is not considered to be a significant cause for concern. The front elevation also incorporates a porch which would serve both no. 140 and the proposed property.

7.4 The proposed parking arrangements are such that a rear garden depth for the new dwelling is achieved in excess of 10m. This compares favourably with the nature of rear gardens in the area, and also meets the guidelines set out in the Borough's adopted Design Guide for new residential development. All existing accesses and parking areas are reused in this proposal, so the effect of the parking arrangements on the character of the area will be benign.

7.5 Overall it is considered that the nature of the development proposed will be sympathetic to the character and appearance of the area, and addresses the issues which led to the refusal of APP/12/00348 on design/overintensity of use grounds.

(iii) Effect on existing and neighbouring properties

7.6 The proposed dwelling is the same depth as the original depth of the host property, and lies behind the line of the existing extension to the rear of no. 140, and therefore the impact on their outlook and amount of available sunlight would be minimal. The proposed windows at first floor level would allow a degree of overlooking of no. 140's rear garden, but the overlooking would not be any greater/ more overt than that which currently exists from no. 142 and is therefore not considered to be of concern.

7.7 The proposed dwelling would retain an acceptable amount of amenity space, both for the host property and the new dwelling, in a manner which would accord with the Borough's Design Guide and which would therefore allow for reasonable levels of amenity for future occupiers.

7.8 The proposed property would be visible from the terraced properties to the east of the site, in particular no. 138 St Alban's Road, however the impact on the outlook, privacy and amount of available sunlight would be similar to the relationship between no's 140

and 138 and is therefore considered to be acceptable.

(iv) Highways and parking

- 7.9 The application makes provision for two car parking spaces to be available for the existing dwelling to the front of the site as existing, with one space for the new dwelling to the rear. A visibility splay is provided for this parking to ensure drivers exiting the site can see pedestrians. Whilst this level of car parking for the new dwelling represents 50% of the standard for a 2 bed dwelling, given the character of the area - whereby on street car parking is typical and many properties have no on-site parking at all - this shortfall is not considered to give rise to severe harm to the highway network and a refusal on this basis could not be substantiated in this context.
- 7.10 After a delay of many months, the requisite S106 obligations relating to highways contributions has been secured as required for a new development of this nature.

8 Conclusion

- 8.1 The proposal is considered to represent a sympathetic addition to the terrace, and should provide satisfactory living conditions for both existing and future occupiers on and adjoining the site. Whilst car parking provision does not meet the full standard, when considering the nature of development in the locality it is not considered that this warrants the refusal of the scheme. The previous reasons for refusal of APP/12/00348 are considered to have been satisfactorily addressed by this revised submission. The application is therefore recommended for approval.
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9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/12/00726 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 The external materials to be used shall match in type, colour and texture those on the existing building, unless agreed otherwise in writing by the Local Planning Authority.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 Prior to the occupation of the dwelling hereby approved, all of the following aspects of the scheme shall have been carried out as shown on the 'Proposed Ground Floor Plan':
 - (i) the demolition of the existing garage;

- (ii) the construction of the 1.8m high timber boundary fencing, the 1.8m high brick and timber boundary wall and amendment to walling;
- (iii) the laying out of the car parking areas for both the existing and proposed dwellings

All fencing, walling and car parking areas shall thereafter be retained in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In order to secure a satisfactory form of development, in the interests of highway safety and in the interests of the amenities of future occupiers of the existing and proposed properties, and having due regard to policies CS16 and DM13 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 the National Planning Policy Framework 2012.

- 5 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A or E of the 1995 Order, as amended, shall be erected within the curtilage of the application site (i.e. to either the existing or proposed dwelling) following the implementation of the development hereby approved without the prior written approval of the Local Planning Authority.

Reason: In order to retain adequate garden space for the new and proposed dwellings, and having due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no alteration to the roof of the dwelling hereby approved permitted by Part 1, Class B of the 1995 Order, as amended, shall be constructed 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 hereby permitted shall be carried out in accordance with the following approved plans:

1:1250 Location Plan OS Licence 100047474
Block Plan Drawing No. 12/07/B01
Site Layout and Car Parking Drawing No. 12/07/02 Revision B
General Arrangement Drawing No. 12/07/01 Revision D

Reason: - To ensure provision of a satisfactory development.

