
Site Address:	Land South of Scratchface Lane, adjacent to A3M and West of Brooklands Road and Hillmead Gardens, Havant		
Proposal:	Reserved Matters Application for 92No. dwellings relating to landscaping and appearance following Planning Permission APP/13/00103.		
Application No:	APP/13/00721	Expiry Date:	17/10/2013
Applicant:	Mr D Mussell	Team:	Team 1
	Crayfern Homes		
Agent:	Provision Planning and Design	Case Officer:	David Eaves
Ward:	Bedhampton	DMC Lead Member	

Reason for Committee Consideration:

Density:

HDS Recommendation: **GRANT APPROVAL OF RESERVED MATTERS**

1 Site Description

- 1.1 The application site lies approximately 2 km to the west of Havant Town Centre. The land is bounded to the west by the A3(M), to the east by Hillmead Gardens and Brooklands Road, to the north by the public footpath from Scratchface Lane over the A3(M) and to the south by the B2177 Portsdown Hill Road.
- 1.2 The site is roughly an elongated triangle in shape tapering towards its southern end and the B2177. The site is undulating falling from the south to the north from Portsdown Hill Road at a height of 41m to the central stream with a height of approximately 23m. The land then rises less steeply to the northern site boundary. The north eastern part of the site is relatively flat.
- 1.3 The land itself is relatively open in character and has been grazed by livestock particularly north of the stream. There are trees on site and close to the site boundaries, most notably crossing the site adjacent to the Brockhampton Stream; along the western and northern sides of the site and along parts of the eastern boundary with the properties in Brooklands Road.
- 1.4 The site includes trees and groups of trees protected by Tree Preservation Orders 1934 and 1755. The protected trees are positioned adjacent to the stream in the centre of the site, and to the eastern and western sides of the southern field.
- 1.5 In terms of the surroundings to the site, there are three main areas, the first is formed by the residential properties lying to the east in Hillmead Gardens, Brooklands Road and Pennant Hills; secondly, the A3(M) to the west of the site and its associated landscaping, including banking and trees; and thirdly, the 'Scratchface Lane' footpath and Woodland beyond.
- 1.6 The residential road with the longest site boundary is Hillmead Gardens. These properties consist of semi-detached and terraced two storey houses. The terraced properties have a rear access drive to garages and parking. Brooklands Road contains mainly semi-detached bungalows, with several detached properties of single or two storey design. Finally, two properties in Pennant Hills would adjoin a section of

the eastern site boundary, these are two storey detached houses.

- 1.7 To the west of the site is the A3(M) a Trunk Road. The road adjacent to the site consists of 3 lanes in each direction (these include slip lanes for nearby junctions to the north and south). The road varies in height in relation to the site, being set above the site at its northern end and below at its southern end. There is a significant bank between the road and the site where the road is set higher and the road lies in a cutting where it is lower. The bank and much of the cutting are extensively planted with trees.
- 1.8 To the north of the site runs the Scratchface Lane footpath. This becomes elevated in relation to the site as you travel west towards the pedestrian bridge over the A3(M). The route links Scratchface Lane/Hillmead Gardens with South Downs College and beyond. The footpath also follows the line of a Roman Road adjacent to the northern end of the application site. To the north of the footpath is an area of Ancient Woodland, known as Littlepark Wood, and designated as a Site of Importance for Nature Conservation (SINC), and subject to a Tree Preservation Order.

2 Planning History

2.1 Reserve Housing Site Allocation History:

The site was allocated as a Reserve Housing Site in the First Deposit Plan of the Havant Borough District Wide Local Plan (HBDWLP) 1996-2011. As a result of objections received, and the Council's preference for other sites, the allocation was subsequently deleted from the Revised Deposit Plan. This led to an objection from the sites promoter.

The HBDWLP Inquiry Inspectors Report (April 2004) recommended that the plan be modified by reinstating the site as a Reserve Housing Allocation, with an estimated provision of 65 dwellings. The HBDWLP 1996-2011 Statement of Decisions and Reasons on Objections to the Proposed Modifications (August 2005) confirmed the modification to reinstate the site as a Reserve Housing Allocation.

The site is included in the Havant Borough Draft Local Plan (Allocations) December 2012 as a Preferred Housing Allocation UE7 with an indicative number of dwellings of 92.

2.2 APP/13/00103

Variation of Condition 47 of Planning Permission APP/12/00612 to allow for a revised layout for the approved scheme, including change to house types comprising 2No. 1 bed flats, 7No. 2 bed flats, 27No. 2 bed houses, 48No. 3 bed houses, 8No. 4 bed houses; and garage/parking amendments. Permitted July 2013

Comment: This application is the Outline Planning Permission to which the current application for Reserved Matters relates.

2.3 APP/13/00102

Variation of Condition No. 21 of Planning Permission APP/12/00612 to permit phased construction of estate roads. Application Withdrawn

2.4 APP/12/00612

Outline application for the erection of 92 open market and affordable dwellings comprising 4No. 1 bedroom flats; 5No. 2 bedroom flats; 26No. 2 bedroom houses;

44No. 3 bedroom houses; 13No. 4 bedroom houses; new pumping station; new vehicular access from Brooklands Road including demolition of 2 dwellings; new pedestrian and cycle accesses onto Scratchface Lane and Portsdown Hill Road. (Revised Application).
Permitted November 2012

3 Proposal

3.1 The description of the application the subject of this report reads as follows:

Reserved Matters Application for 92No. dwellings relating to landscaping and appearance following Planning Permission APP/13/00103.

3.2 It is important to note the limitations of the matters to be considered and to note that the following matters were all considered at the outline stage and have planning permission already under the outline consent:

The access (including vehicular pedestrian and cycle access routes)
The layout of the development (including road and building positions)
The scale of the development (including the number of residential units)

3.3 This report will therefore concentrate on those issues that are now under consideration.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS13	(Green Infrastructure)
CS14	(Efficient Use of Resources)
CS16	(High Quality Design)
DM10	(Pollution)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Saved Policies of HBDWLP 1996 - 2011 forming part of HBLDF

H4	(Reserve Housing Sites)
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Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Public Spaces Development Manager

No comments received.

Development Engineer

This relates to landscaping and appearance following planning permission APP/13/00103 and therefore does not require my approval.

Housing

Having checked the sizes of all the affordable units and the floor plans, these indicate that the square metre floor area would fall within accepted Housing Quality Indicator ranges.

The Layout is satisfactory, the diagram included within the Design & Access Statement, including both market and affordable units, would not appear to differ from that already agreed as part of the variation (APP/13/00103) to the original outline permission.

Crime Prevention Design Advisor: (received in relation to original plans)

The proposal shows a rear access footpath adjacent to plots 34 and 55. This footpath will allow persons to travel between both streets. There is little or no natural surveillance of this pathway which provides access to the rear of a number of dwellings. Such a pathway significantly increases the vulnerability of the properties to crime. To reduce the opportunities for crime and provide for the security of the dwellings it is recommended:

- The pathway is stopped at an appropriate place so as to prevent travelling between both streets but allow access to the rear gardens.
- A gate should be installed at each of the accesses to the communal footpath.
- All gates giving access from rear gardens into footpath should be fitted with key operated lock that can be operated from either side of the gate.

Throughout the development rear accesses for a number of the dwellings is via a communal rear access footpath, to provide security it is recommended:

- A gate is installed at the access to the communal footpath
- All gates giving access from rear gardens into the rear access footpath should be fitted with key operated lock.

Where rear parking is provided this encourages residents to leave by their rear garden. To provide security for these dwellings the rear garden gates should be fitted with a key operated lock.

Along the eastern boundary there appears to be a gap between the boundary of the development site and the boundary of the existing dwellings along Brooklands Road. This gap appears to be wide enough for people to walk along. Such a pathway will compromise the security of the properties abutting this boundary. Steps should be taken to ensure that people cannot enter this gap.

There are several areas of public open space, each of which has limited natural surveillance. Access to these areas is unrestricted which will make policing the areas very difficult should incidents start to occur. To provide for the safety of those using the space it is recommended:

- Any planting especially at the boundaries does not obscure the natural surveillance both into and out of the spaces.
- The open spaces should be enclosed with a number of gated accesses into each enclosure.

The plans show the reptile translocation site to be bounded within a 500mm post and rail fence adjacent to the footpath. It is not clear what this fence is designed to

achieve as it will not prevent casual access to the site.

Comment: The revised plans show the provision of a 1.8m high close boarded gate with key pad lock for residents of the units needing access and to prevent an uncontrolled through route. The whole development is also subject to condition 30 imposed on the Outline Planning Permission which reads as follows:

The development hereby approved shall not commence unless and until full details of measures aimed at reducing the possibility of crime and antisocial behaviour have been submitted to and approved in writing with the Local Planning Authority. Thereafter the development shall be completed in accordance with the approved details.

This allows the Local Planning Authority to control in detail matters such as gate design and positioning.

Where there is a narrow gap to the eastern site boundary this is often planted with scrub or trees making potential access into the area very limited. Adjacent to the Reptile Translocation Site there would be a 2m high close boarded fence making any access to this area difficult. Entry into the gap would be prevented further south by the return of the new boundary fence to a new 1.8m high brick wall.

In relation to the open space areas, the main open space to the north of the stream there is some passive surveillance from units 20-23 and 28. The landscaping proposals are for a hedge to provide a sense of enclosure to this space. It is considered important that the height of the hedge is kept low and a condition requiring maintenance at 1.2m height is therefore recommended.

To the south of the stream, the open space fronted by units 14-18 would be open in character with clear views into the open space from footpaths, the road and overlooking housing.

The reptile translocation site is also relatively open with views into the area from the adjacent footpath/cycle route. In relation to public access to the area the S106 agreement requires further details of public access to the area to be provided including via a walkway through the area. The agent has been asked to clarify current intentions and further details will be reported to members. The strong eastern boundary treatment with a 2m high close boarded fence it is considered would provide suitable secure boundary treatment.

Urban Design:

The Urban Design Officer has considered the proposals and subject to limited changes to the material treatments (which have been made) considers the proposals acceptable in design terms.

Landscape Team:

The plant species in the landscape plan are agreed, it is good to see fruit trees included in back gardens and a good mix of herbaceous perennials as well as shrubs. No location details are provided for ornamental shrubs e.g. for garden hedges/boards. It would be good to see at least some sample areas detailed up to indicate proposed plant arrangements. There are also no details of proposed stream side planting. Recommend replacing the proposed chain link fence with weld mesh as this would be more attractive and durable.

Comment: These comments have been passed to the development team who have

indicated that revised details will be provided. Members will be updated in relation to any amendments received.

Environmental Health

No adverse comments.

The design/appearance of the dwellings will only have a marginal effect on the internal noise levels. The critical factors are the thickness and specification of the glazing within the windows, and the performance of artificial ventilation provision (acoustic ventilators, whole house ventilation, etc) so that the windows can be kept closed.

Condition 12 attached to the planning approval in respect of the site requires that a scheme for protecting the proposed dwellings from noise from the A3(M) be submitted for prior approval before development is commenced. I would therefore expect to see a further acoustic consultants report in due course.

The developers consultant has the modeling software to generate noise contours for the site taking into account shielding and reflection effects of the dwellings themselves. This would prove invaluable in specifying different glazing configurations suitable for the prevailing external noise climate within the development rather than effectively over specifying and fitting the same glazing (suitable for the noisiest plot) throughout the whole development. Additionally, it will provide a graphic representation of the external noise levels which will result from varying degrees of shielding by other buildings of the external amenity spaces and gardens.

Waste Services Manager

No comments received.

Building Control

No comments received.

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: 67

Number of site notices: 6

Statutory advertisement: 02/08/2013

Number of representations received: Number of representations received: 9
letters received with 11 names.

Objections received:

Landscaping

Positions of on site trees not accurately shown

If left in place trees would go some way to breaking up views of new dwellings from bungalows in Brooklands Road.

Scots Pine trees proposed to rear of 42 Brooklands Road poor substitutes for existing trees planned to be destroyed.

Unclear how proposed 1.8m fence will be installed close to Scots Pine tree numbers 18-21.

Maintenance of strip of land to rear of Brooklands Road questioned.

Comment: Further details of landscaping have been provided indicating the retention of more boundary vegetation to part of the Brooklands Road boundary. The new planting no longer shows Scots Pine planting close to the eastern boundary between plots 18 and 19 and holly and hawthorn are now proposed. These are considered more suitable species by the Councils landscaping officer.

Impact of new buildings

Relationship of existing one storey bungalows in Brooklands Road to two storey dwellings.

Gross invasion of our privacy.

Plans should be amended to satisfaction of residents in Brooklands Road.

Representation of impact has been made, these should either be taken on board or Havant Council should commission a professional representation of the impact of these dwellings on privacy of residents in Brooklands Road.

Units 7 and 19 overlook bungalows and their gardens.

Loss of privacy and outlook.

Units 7 and 19 should be repositioned, deleted or down sized to single storey dwellings.

Design

Contrary to requirements of policy CS16 High Quality Design.

CS16 states development should be guided by characteristics of the locality including heights, massing, existing building lines etc. New development should not cause unacceptable loss of privacy, outlook and overlooking.

However, on Plots 7 and 19, existing bungalows will be overlooked by 2 storey dwellings at only 21m distance.

Motorway bund a dominant feature but appears on only one street scene.

Street scenes do not show all dwellings.

Existing homes not shown making it difficult to evaluate impact on existing residents.

Other key built features not shown.

Heights not shown making it difficult to assess the degree of overlooking and loss of privacy residents will suffer.

Question whether the southern end footpath is enclosed or bounded.

Continued access for maintenance of rear boundary fence questioned.

General

Concern over noise.

Concern over traffic.

HBC should purchase land to prevent families (existing and proposed) suffering excessive demands on local amenities, increase in through traffic and excessive noise pollution.

Highway safety issues due to increased traffic.

Close to park and dangerous to children wanting to play and dog walkers.

Would create rat run through Littlepark Avenue.

Loss of open space.

Developers should not be allowed to alter planned proposals purely to increase their profit.

Play area needed away from detention basins and nature conservation area.

Narrow roads and traffic impact/congestion.

Havant Retail Park development if approved will add to congestion.
Delays to public transport.
Maylands Roundabout traffic issues.
Inadequate capacity in foul and surface water sewage network.
Air Quality.
Local schools full.
Visitor pressure on Langstone Harbour SSSI.

7 Planning Considerations

7.1 The principle of development has been fully established with the granting of outline planning permission APP/12/00612. This was subsequently varied by a further outline permission APP/13/00103 which varied the earlier consent. The current application seeks permission for Landscaping and Appearance only.

7.2 This being the case, having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) The appearance and detailed design of the proposed residential development;
- (ii) Landscaping proposals and their impact on the character and appearance of the area and wildlife;
- (iii) The impact of the proposed dwellings on the residential amenities of adjacent residents.

7.3 (i) The appearance and detailed design of the proposed residential development

7.4 The development comprises 9 x 1 and 2 bed flats and 83 x 2, 3 and 4 bed houses with the majority of the houses falling within the 3 bed category. The development makes provision for 39% affordable housing. The total number of dwellings, the range of dwelling types and the split between market and affordable housing has been established by the outline planning permission.

7.5 The layout of the site including the position of the access points, road layout and positioning of the buildings has all been established by the outline planning permission.

7.6 The detailed appearance/design of the units is being considered as part of the reserved matters application. The Planning Agent has submitted a Design and Access Statement (DAS) as part of the current application. This sets out a site and contextual analysis and how this has influenced the design of the dwellings.

7.7 The DAS states that the approved site layout is more informal than the existing adjacent residential area to the east with an emphasis on the provision of quality open spaces to soften the transition from the rural landscape beyond the A3(M). Trees within and adjacent to the site add to the sites character. This less formal character of the layout has necessitated a different design response.

7.8 The dwellings to the east of the site are of conventional construction with pitched roofs, mainly red brick with some render and concrete tiles. They are mainly two storey in Hillmead Gardens and Pennant Hills and single storey (some with rooms in the roofspace) in Brooklands Road. The adjoining dwellings comprise a mix of

detached, semi-detached and terraced houses and bungalows. The existing properties whilst having no outstanding design features have a traditional post war appearance.

7.9 The DAS identifies constraints and opportunities for the development site as follows:

Constraints:

Restrained post war architectural style and limited palette of materials;
Existing building heights generally 1-2 storey;
Structure of landscaping scheme to be set by shape of development site and strong tree belt.

Opportunities:

To respect the traditional forms and scale of surrounding buildings but adopt a more organic and varied architectural style and create a 'sense of place';
To adopt a more varied palette of materials;
To create a varied and soft landscape setting appropriate to the rural fringe location.

7.10 The proposals are considered to pick up on the context of the site by employing fairly conventional and traditional design forms with predominantly two storey houses with pitched roofs. A variety of materials are employed including red and buff bricks, render and fibre cement weatherboarding. Concrete tiles of varying types are also proposed.

7.11 Whilst all roofs are pitched there is a variation in the roofscape with conventional pitched roofs having varying eaves and ridge heights. Some roofs are gables others are half hipped. Different roof types have generally been used to differentiate dwellings in prominent locations at the ends of a row or turning a corner.

7.12 With regard to flats, the main block is located in the North-West corner of the site and effectively forms a visual 'end stop' to the western view along the end of the main site road. It would also form the western view from the pedestrian/cycle route to Scratchface Lane. This building provides 6 flats over 3 floors with the second floor provided partly within the roofspace. There is a front projecting element with a part hipped roof. There is a front door canopy with bin and cycle stores to either side of the central projecting feature. Buff brick with red feature bricks and a concrete slate effect tiles would be used on the front elevation. The other elevations incorporate different design features such as render and circular windows. Overall the design of the block is considered acceptable.

7.13 There are three other flats within the development designed as flats over garages. Two of these are located within the terrace to the eastern side of the northern field. These are considered to be incorporated well into the overall design of the terrace. The third of these flats over garages is unit 19 which is a stand alone unit. This unit is close to the eastern boundary in the southern field. Amendments have been sought to reduce the mass and bulk of the building when viewed from the existing bungalows in Brooklands Road. These have resulted in a building with a hipped roof, lower ridge height and reduced eaves height on the eastern elevation. These changes are considered to result in an acceptable design.

7.14 Overall the design of the proposed houses and flats are considered attractive and acceptable striking a balance between the surrounding house designs and materials and the opportunity to introduce a more informal layout to the new development. The detailed impacts of some of the units along the eastern site boundary on

existing dwellings is considered further in (iii) below.

- 7.15 A further matter to be considered in relation to the design of the units is the impact of traffic noise from the A3(M). The Councils Environmental Health Officer has commented on the proposals and has confirmed that the most important aspect to ensuring an acceptable internal living environment is use of appropriate glazing specifications and ventilation techniques. The Outline planning permission includes the following noise condition:

No development hereby permitted shall commence until a scheme for protecting the proposed dwellings and their gardens from noise from the A3(M) has been submitted to and approved in writing by the Local Planning Authority. The dwellings shall not be brought into use until the implementation of all works forming part of such approved noise protection scheme has been completed in full accordance with all detailed components of such scheme.

The scheme is required to achieve the following requirements:

Maximum noise level (predicted 15 years from completion of dwellings) in habitable rooms, with windows closed and other means of ventilation provided:

Daytime 35 dB LAeq, 16h

Night time 30 dB LAeq, 8h and should not regularly exceed 45 dB LAmax, F.

It is not considered that the designs proposed would prevent the achievement of the noise requirements set out above, as such the designs are considered acceptable from a noise point of view.

(ii) Landscaping proposals and their impact on the character and appearance of the area and wildlife;

- 7.15 The application has been accompanied by a hard and soft landscaping scheme. It should be noted that the outline planning permission and layout did incorporate many of the main features of the soft and hard landscaping (for example identifying important trees for retention, public open space, reptile re-location area some indicative hardstanding/hard surfacing areas). Tree protective fencing has also been erected on site in positions agreed with the Councils Arboricultural Officer to ensure the retention of important trees within and around the periphery of the site.
- 7.16 The current application provides more detailed hard and soft landscaping proposals and the DAS sets out the applicants general approach. The scheme sets out to meet multiple objectives, including to:

Facilitate a soft transition between the urban and rural environments;

Complement and enhance the organic and informal approved site layout;

Create a pleasant and durable living environment for both existing and future residents;

Conserve existing wildlife habitats and include ecological enhancement measures;

Incorporate sustainable drainage strategy into the landscaping scheme.

- 7.17 The general approach to soft landscaping has been to work with the strong framework of existing trees and planting wherever practical and supplement these with new planting. Existing important trees are retained close to the Brooklands Stream crossing the site from west to east. Strong boundary planting close to the northern and western site boundaries is retained. Along the eastern boundary to the southern field important boundary planting is generally maintained. Adjacent to units

7 and 19 there is some existing vegetation including small trees shown to be removed. The plans have been amended to show the retention of more existing hedging along this boundary.

- 7.18 In terms of new planting, additional native tree planting is proposed to the rear of most of the dwellings, with at least one tree provided in each back garden. This will help to increase privacy and amenity for future residents. Larger varieties are proposed along the eastern site boundary to help to provide screening to residents in Hillmead Gardens and Brooklands Road. The proposed species include pine, oak and field maple, hawthorn and holly. Small back gardens which cannot accommodate larger trees will have smaller fruit trees. Trees are also proposed to front gardens where space allows. In these locations fastigate (narrow) varieties with a limited crown spread will be used to make the best use of the available space.
- 7.19 The DAS concludes that the cumulative effect of this approach will be the creation of attractive green corridors throughout the site and a loose boulevard type arrangement of planting on the main road through the northern part of the site. Additional tree planting will be provided in the public open space areas to re-enforce the verdant character of the site. A large landmark oak tree is proposed adjacent to the end of the pedestrian/cycle route to Scratchface Lane within the turning area to units 76 and 77.
- 7.20 Elsewhere within the public realm existing shrubs and hedgerows will be supplemented with new native planting including:
- Mixed native hedge along the boundary of the wildlife corridor;
 - Long grass and wildflower seed planting within the proposed floodwater detention basins;
 - Permanent pond planting within the proposed 300mm deep clay lined pond;
 - Wildflower bulb planting.
- 7.21 Parking areas will be generally enclosed by robust shrubs and seasonal flowering plants to help to soften their impact on the character of the development.
- 7.22 In relation to habitat and wildlife considerations, the scheme would include a number of areas where long grass will be retained to provide connectivity between habitats and maintain biodiversity. The Reptile translocation area to the south of the site would include habitat connectivity tunnels and 3 hibernaculums to provide a safe area for reptiles.
- 7.23 Overall the proposed green landscaping is agreed by the Council's Landscape Officer and introduces a good mix of trees, herbaceous perennials and shrubs. At the time of writing some further indicative planting details for front gardens are awaited, together with other minor changes. Members will be updated in relation to any revised plans/details received, however, overall the soft landscaping scheme is considered to be well thought out and subject to suitable management (secured via the S106 agreement accompanying the outline planning permission) should provide an attractive environment for the proposed development.
- 7.24 In relation to hard landscaping including hard surfacing, boundary treatments and street furniture the DAS states that an emphasis will be placed on ensuring hard surfaces are warm and welcoming. Conventional bitmac will be used for roads and paths with conservation kerbstones. Block paving in warm shades will be utilised for parking bays with buff coloured slabs for front paths and garden patios. Similar

coloured gravel paths are proposed to rear garden gates. It should be noted that the parking areas need to be porous to allow drainage of surface water (separate drainage conditions are imposed on the outline consent).

- 7.25 Boundary treatments to private gardens would mostly comprise close boarded fencing between 1.2 and 1.8m in height. The suitability of boundary treatments between existing properties and the development site are considered below. In general terms close boarded fences are considered appropriate and are superior to panel fencing in terms of appearance and durability.
- 7.26 In key locations adjacent to the public realm brick walls are proposed, this is considered important in adding to the character and appearance of the development. More informal post and rail fencing is used to define space without deterring access to public realm areas. On the outer boundaries more rural post and rail fencing is proposed. Overall the proposed boundary treatments are considered acceptable in principle, however, it should be noted that final boundary treatments are subject to a planning condition imposed on the outline permission.
- 7.27 Street lighting and seating will be incorporated into the scheme, however, these elements would be subject to further details via planning conditions.

(iii) The impact of the proposed dwellings on the residential amenities of adjacent residents

- 7.28 In relation to residential amenity, the main impacts are considered to relate to the following aspects:
- Whether the proposed houses would have an overbearing impact on existing properties in terms of mass/bulk and proximity to existing residential properties,
 - Would the development be likely to lead to unacceptable overlooking?
 - The likely impact from noise and disturbance from the use of gardens and open areas of the site,
 - Traffic noise and disturbance from the cars entering/leaving the site and manoeuvring within it.
- 7.29 The site is bounded by properties in Pennant Hills, Brooklands Road and Hillmead Gardens.
- 7.30 Properties in Brooklands Road and Hillmead Gardens would back onto the residential part of the development site. The properties adjacent to the site boundary in Brooklands Road are bungalows with rear gardens with a depth of approximately 15m. Proposed Units 2-6 and 18 are set well off the common boundary. The closest proposed Units are No's 7 and 19. These buildings would be a two storey House (No.7) and a two-storey flat above a garage (No.19). The outline consent anticipated two-storey buildings in the positions now shown.
- 7.31 The amended plans show the distance between the closest existing property (No.50 Brooklands Road) and the proposed unit No.7 would be approximately 20m. No.7 has a black flank wall facing the properties in Brooklands Road with no side windows there would therefore be no direct overlooking from the proposed house. The Havant Borough Council Borough Design Guide Supplementary Planning Document December 2011 states that where a dwelling faces a blank gable, 10 metres separation distance is required. Notwithstanding the fact that the siting achieves this

requirement, given the two storey/single storey relationship and site levels (with the existing bungalows set lower than the application site), the applicant was asked to consider further measures to reduce the mass and bulk of the dwelling when viewed from the properties in Brooklands Road. This has resulted the roof being hipped rather than gabled so that it slopes away from the boundary, the height has been lowered by setting the building further into the existing slope and the building has been re-positioned a further metre from the eastern boundary. These changes have in combination significantly improved the impact of this unit on the amenities of residents in Brooklands Road. This relationship is considered to be acceptable.

- 7.32 The distance between the closest existing property (No.44 Brooklands Road) and the proposed unit No.19 (following the receipt of amended plans) is approximately 24m. No.19 has a pitched roof sloping away from the boundary. There are three rooflight windows in the proposed flat facing the bungalows in Brooklands Road. These windows serve a bathroom, landing and living room. The windows would be set into the roof slope with a cill height above finished floor level of 1.7m which restricts any view afforded from the property. The Havant Borough Council Borough Design Guide Supplementary Planning Document December 2011 states that where windows of the new development and an existing dwelling occur back to back there should be a minimum of 20 metres separation. Notwithstanding the fact that the siting achieves this requirement, given the two storey/single storey relationship and site levels (with the existing bungalows set lower than the application site), the applicant was asked to consider further measures to reduce the mass and bulk of the dwelling when viewed from the properties in Brooklands Road. This has resulted in the re-positioning of the building further from the eastern boundary, a lowering of the ridge height, a reduced eaves height to the eastern elevation, the hipping of the roof and confirmation that more boundary trees/hedge will be retained.
- 7.33 A 1.8m close boarded fence is proposed to the eastern boundary adjacent to the properties in Brooklands Road and this is considered to provide a suitable boundary treatment which would reduce any impact of garden use or parking to an acceptable level in terms of neighbours amenities.
- 7.34 The proposed unit 1 is a chalet style bungalow and is considered to be of an appropriate design to fit into the Brooklands Road street scene.
- 7.35 The properties in Hillmead Gardens are two-storey houses with substantial rear gardens. The proposed dwellings which would back onto the existing properties would be set a minimum of 24m off their rear walls. The only exception to this being a separation distance of approximately 22m between proposed plot 20 and No.37 Hillmead Gardens (two storey elements). This property would be set at an angle and the distances would meet the 20m design guide separation distance. Notwithstanding this, given the proposed levels for the new unit, the applicant was asked to consider whether plots 20 and 21 could be set further into the slope or otherwise reduced in mass and bulk when viewed from the properties in Hillmead Gardens. The applicant has confirmed that levels cannot be reduced due to estate road and bridge design requirements, however, the rear elevation has been re-designed and eaves heights have been lowered to reduce the impact on neighbouring residents. It is considered that the proposals are acceptable.
- 7.36 A 1.8m close boarded fence is proposed to this boundary and this is considered to be a suitable boundary treatment which would reduce any impact of garden use or parking to an acceptable level in terms of neighbours amenities.

- 7.37 The properties on either side of the new access (No.38 Brooklands Road and the proposed unit 1) would have rear gardens enclosed from the new road by a 1.8m high brick wall which would help to ensure that reasonable private amenity is provided and that the impact of traffic noise is reduced.

8 Conclusion

- 8.1 In conclusion, the reserved matters (landscaping and design) are considered to have been appropriately addressed. The appearance of the development including the detailed design of the buildings is considered acceptable in terms of its existing residential context and the rural environment beyond.
- 8.2 The proposals have been carefully assessed in terms of their impact on existing residents and amended plans have been received to help protect exiting residents amenities. The development would meet the Councils design guidance.
- 8.3 Landscaping proposals are considered to be acceptable and would retain important existing trees and hedges and provide suitable additional tree planting and green landscaping. Hard landscaping follows appropriate design principles and includes materials of different types to reflect the intensity of uses in different parts of the site.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT APPROVAL OF RESERVED MATTERS** for application APP/13/00721

(A) subject to conditions to follow

- 1 The development hereby permitted shall not be occupied unless and until details and specifications of the provision of public benches/seating within the site including a timetable for its provision has been submitted to and approved in writing by the Local Planning Authority.
Reason: In the interests of the amenity of the public realm and having due regard to policy CS16 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 2 The rooflights in the east facing elevation of unit 19 shall have a minimum sill height of 1.7 metres above finished first floor level.
Reason: To ensure that the rooflights are high level to prevent an unneighbourly impact to existing dwellings in Brooklands Road and having due regard to policy CS16 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 The proposed 1.8 metre high close boarded fencing to the western site boundary shall be designed in accordance with the requirements of Azure Ecology Mitigation and Habitat Creation and Management Plan February 2013.
Reason: To ensure that habitat connectivity measures are provided in the interests of bio-diversity and protected species having due regard to policies

CS11, CS16 and DM8 of the Havant Borough Local Plan 2011 and the National Planning Policy Framework 2012.

- 4 The hedge to the central area of public open space to the north of Brooklands Stream shall be maintained with a maximum height of 1.2 metres unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure that natural surveillance over the public open space is maintained whilst allowing for a sense of enclosure for the area having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 Notwithstanding the submitted drawings no fencing shall be erected within the root protection areas unless and until a Arboricultural Method Statement incorporating a comprehensive methodology demonstrating sound practice of tree protection has been submitted to and approved in writing by the Local Planning Authority. The fencing shall thereafter be erected fully in accordance with the approved Arboricultural Method Statement. The timing of the fencing provision shall be in accordance with condition 14 of planning permission APP/13/00103.
Reason: To ensure the protection and retention of important trees having due regard to policy CS11 and CS16 of Havant Borough Local Plan 2011 and the National Planning Policy Framework 2012.
- 6 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed within the east facing elevations of units 7 and 19 without the prior written approval of the Local Planning Authority.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough 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:

Design and Access Statement July 2013
Landscape Management Plan Dated 7th May 2013

Site Location Plan Drg No. 9982/P01
Site Layout Plan Drg No. 02.12_102g
Site Layout Plan sheet 1 Drg No. 02.12_105d
Site Layout Plan sheet 2 Drg No. 02.12_106f
Site Layout Plan sheet 3 Drg No. 02.12_107h
Site Layout Plan sheet 4 Drg No. 02.12_108g
Site Layout Plan sheet 5 Drg No. 02.12_109g
Street Scenes sheet 1 Drg No. 02.12_103d
Street Scenes sheet 2 Drg No. 02.12_104d
Site Sections Drg No. 02.12_113

Plot 1 Drg No. 02.12_200c
Plots 2 & 3 Drg No. 02.12_201b
Plots 4, 5 & 6 Drg No. 02.12_202b
Plots 7 and 8 Drg No. 02.12_238
Plots 9 & 10 Drg No. 02.12_204c
Plots 11 & 12, 32 & 33 Drg No. 02.12_205c

Plots 13 & 14 Drg No. 02.12_206a
Plots 15 & 16, 85 & 86 Drg No. 02.12_207b
Plot 17 Drg No. 02.12_208b
Plot 18 Drg No. 02.12_209b
Plot 19 Drg No. 02.12_210b
Plots 20 & 21 Drg No. 02.12_02.12_211c
Plots 22 & 23, 24 & 25 Drg No. 02.12_212b
Plots 26 & 27 Drg No. 02.12_213a
Plots 28 & 29 Drg No. 02.12_237a
Plots 30 & 31 Drg No. 02.12_214c
Plots 34, 35 & 36 Drg No. 02.12_215b
Plot 37 Drg No. 02.12_216a
Plots 38-45 Drg No. 02.12_217b
Plots 46-50 Drg No. 02.12_218a
Plot 51 Drg No. 02.12_219a
Plots 52-55 Drg No. 02.12_220a
Plots 56 & 57 Drg No. 02.12_221a
Plots 58 & 59 Drg No. 02.12_222b
Plots 60-63 Drg No. 02.12_223a
Plots 64 & 65 Drg No. 02.12_224b
Plots 66 & 67 Drg No. 02.12_225a
Plot 68 Drg No. 02.12_226a
Plots 69 & 70 Drg No. 02.12_227a
Plots 71 & 72 Drg No. 02.12_228b
Plots 73 & 74 Drg No. 02.12_229b
Plot 75 Drg No. 02.12_236
Plot 76 Drg No. 02.12_230c
Plot 77 Drg No. 02.12_231c
Plot 78 Drg No. 02.12_232a
Plots 79 & 80 Drg No. 02.12_233a
Plots 81 & 82, 83 & 84 Drg No. 02.12_203b
Plots 87-92 Drg No. 02.12_234a
Garages Plots 13 & 14 Drg No. 02.12_235a

Landscape Proposals Drg No. 1487-1001 02
Landscape Proposals Drg No. 1487-1002 04
Landscape Proposals Drg No. 1487-1003 02
Landscape Proposals Drg No. 1487-1004 02
Existing vegetation to eastern boundary

Reason: - To ensure provision of a satisfactory development.

Appendices:...