
Site Address: Former site of St John Ambulance Headquarters, Convent Lane, Emsworth

Proposal: Extension of time limit for implementation of Planning Permission APP/10/00669 to Reserved Matters Application for 1No. 4 bed chalet bungalow relating to scale, appearance, layout, access and landscaping following Outline Planning Permission 08/58345/004.

Application No:	APP/13/00522	Expiry Date:	30/07/2013
Applicant:	Mr J Sutherland	Team:	Team 2
Agent:	Ruth Butler Architects	Case Officer:	Daphney Haywood
Ward:	Emsworth		

Recommendation: **GRANT**

1 Site Description

- 1.1 The site is an area of land to the rear of Highland Road, accessed via Convent Lane in Emsworth, with the vehicular access coming from the Havant Road end of Convent Lane.
- 1.2 The site is the former headquarters of St Johns Ambulance, and their former storage buildings remain on site in the north eastern corner. The building is single storey in height. The remainder of the site is level and mainly laid to hardstanding. The site boundary is a 1.8m close boarded fence running round the entirety of the site. There are few shrubs or planting on the site, which has a derelict appearance.
- 1.3 The site lies within a residential area and is surrounded by residential development of mainly 2 storeys in height, some of chalet style, forming a mix of terraced, semi detached and detached properties.
- 1.4 To the north of the site is a garage compound consisting of single storey garaging in blocks. To the south of the site is the access road to the site (Convent Lane). To the east of the site are relatively new detached properties of a chalet bungalow/2 storey style.
- 1.5 To the west of the site is a row of terraced properties with their rear gardens backing onto the site. There is a narrow footpath running beyond the boundary fence of the terraced properties separating the site from the terrace (Highland Road).

2 Planning History

APP/13/00394

Construction of 1No. 4 bed dwelling and detached garage with associated parking, landscaping and access from Convent Lane. Permit June 2013

APP/11/00080

Reserved Matters Application for 1No. 4 bed chalet bungalow relating to scale, appearance, layout, access and landscaping following Outline Planning Permission 08/58345/004. Permitted. 15/04/2011

APP10/00669

Reserved Matters Application for 1No. 4 bed chalet bungalow relating to scale, appearance, layout, access and landscaping following Outline Planning Permission 08/58345/004. This application showed a garage wing forming an 'L' shaped development with first floor accommodation above and dormer windows on the north and south elevations. Refused 16/12/2010

APP/10/00396

In September 2010 a Reserved Matters Application pursuant to the outline consent was refused

08/58345/004

Outline planning permission was granted on 22/10/2008 to demolish the existing buildings on site and construct a chalet style detached home.

All matters of detail were reserved for the subsequent Reserved Matters Application. The indicative plans showed a dwelling with first floor accommodation contained entirely within the roof space with a ridge height of approximately 6.6m and a half hip facing the rear gardens of properties in Highland Road.

08/58345/003

Outline planning permission was refused on 9 July 2008 for the demolition of the existing hall and garage and construction of 1No. 3 bed detached house with attached garage and new vehicular access onto Havant Road. All matters were reserved and the indicative plans showed a full two storey development with roof above

3 Proposal

Extension of time limit for implementation of Planning Permission APP/10/00669 to Reserved Matters Application for 1No. 4 bed chalet bungalow relating to scale, appearance, layout, access and landscaping following Outline Planning Permission 08/58345/004.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF

- | | |
|------|---|
| CS11 | (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) |
| CS16 | (High Quality Design) |
| DM13 | (Car and Cycle Parking on Residential Development) |

Saved Policies of HBDWLP 1996 - 2011 forming part of HBLDF

Wind ()
Turbine
Zone

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

5 Statutory and Non Statutory Consultations

Access Officer, Community Group No adverse comments
Building Control, (Fire Access Consultation) No adverse comments
Waste Services Manager No comments received
Development Engineer
I have no adverse comment on this application.
Public Spaces Development Manager No adverse comments
Rights of Way Officer No comments received
Crime Prevention -Minor Apps No adverse comments

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: 20

Number of site notices: one

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary:

Comment:

7 Planning Considerations

- 7.1 As detailed in paragraph 3.1 above, this application has been submitted under a new legislative provision which has been introduced to allow for applications for extensions to the time available to implement a Planning Permission. The Government has advised that whilst a successful application will gain a new permission with a new time limit attached, the description of the development and all other conditions must remain the same. Local Planning Authorities (LPA's) have been advised to take a positive and constructive approach towards such applications as the development proposed will have been judged to be acceptable in principle at an earlier date. Attention should therefore be focussed on national and development plan policies and other material considerations which may have changed significantly since the original grant of permission. LPA's have been advised that they may refuse applications to extend the time limit for permissions where changes in the development plan or other material considerations indicate the proposal should no longer be treated favourably or if they consider that this is not an appropriate procedure. Therefore, in the following considerations, attention is focused on whether there have been any significant changes in policy or material considerations since the earlier determination. 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) Appropriateness of design and effect on neighbouring properties
- (iii) Effect on the streetscene
- (iv) Highway implications

(v) Adequacy of parking

(i) Principle of development

- 7.2 The site is designated as being within a defined urban area in the Local Plan and therefore, development is acceptable in principle subject to the implications of its design, layout and the effect on neighbouring properties.

(ii) Appropriateness of design and effect on neighbouring properties

- 7.3 The appropriateness of the design and the effect on neighbours are as previously approved and the overall scale and mass of the building, particularly at the first floor level, is considered acceptable in relation to the gardens and properties backing on in Highland Road. On balance the proposal is considered to achieve a form of development that has an acceptable impact upon neighbouring properties.

(iii) Effect on the streetscene

- 7.4 Unusually the dwelling occupies an island site surrounded by residential properties with the predominant streetscene viewed as the end of a cul-de-sac when looking down Convent Lane. The building remains relatively large and the roofscape of the building will be particularly visible. The building will be clearly visible from the adjacent public footpath and with the projection of the garage and dwelling roof higher than the 2m close boarded fence, it will appear more enclosed when walking along this section. The visual impact remains as previously approved and taking into account the set off from the boundary, the visual impact is not considered to be unduly harmful.

(iv) Highway implications

- 7.5 The highway implications were agreed at the outline stage. This is an extract from the previous application regarding highway implications:

"The application site is currently accessed via Convent Lane, which is a definitive footpath No.77. The access arrangements would remain the same with vehicular access through into the site. The Council's Highway Officer has raised no objection to the proposal on highway grounds"

- 7.6 The Rights of Way Officer has also been consulted on the proposal as access to the site is along a public footpath. There are no recorded public vehicular rights over the path. The Rights of Way Officer has confirmed that it is an offence to drive over a public footpath, bridle way or restricted byway without lawful authority. The applicants should satisfy themselves that they have this authority, either by owning the land over which the right of way runs, or alternatively having been granted permission by the landowner and that this permission extends to any additional development. No objection is raised subject to an informative reminding the applicant of this."

(v) Adequacy of parking

- 7.7 The parking implications were agreed at the outline stage. The detailed layout includes a double garage and hard surfacing suitable for parking and turning at the front. The Council's Development Engineer has been consulted on the application and has raised no objection as the proposal meets Hampshire County Council parking standards.

8 **Conclusion**

- 8.1 There are no issues that have arisen in the previous three years that would warrant withholding permission for this development on this occasion. The matters for consideration previously still are applicable and the recommendation is such that this extension of time is recommended for **APPROVAL**

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00522 subject to the following conditions

- 1 Application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of the grant of this planning permission.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 Approval of the details of the scale, layout and appearance of the proposed development, the means of access thereto and the landscaping of the site **hereinafter called "reserved matters"** shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason: In order to secure a satisfactory development.

- 3 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the detailed proposals for all of the following aspects of the same **herein called "the reserved matters"** have been submitted to and approved in writing by the Local Planning Authority.

(i) The reserved matters:

- (b) The siting of all buildings and the means of access thereto from an existing or proposed highway;
- (c) The design and external appearance of all buildings (including details of the colour and texture of external materials to be used);
- (l) Landscaping including a landscape design showing the planting proposed to be undertaken, the means of forming enclosures, the materials to be used for paved and hard surfaces and the finished levels in relation to existing levels;

(ii) Other matters:

- (a) The finished levels (above ordnance datum) of both the ground floor of the proposed buildings(s) and the surrounding ground levels;
- (b) Access facilities for the disabled;

- (c) The measures to be taken to protect adjacent areas from excessive noise;
- (d) The layout of foul sewers and surface drains;

Reason: To secure orderly development.

- 4 The dwelling hereby permitted shall be predominantly single storey with first floor accommodation contained entirely within the roof space.

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 the National Planning Policy Framework 2012.

- 5 Construction of the building(s) hereby permitted shall not commence until a specification of the types and colours of all external roofing and external facing materials, including the provision of sample panels of the external facing materials and colour of mortar to be used for the construction of the same, has been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

Reason: In the interests of the amenities of the locality and having due regard to policies CS11.4, CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 No development hereby permitted shall be commenced until a detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works.

The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. 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 policy CS16, of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 7 No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use until the implementation of all such hardsurfacing has been completed in full accordance with that specification.

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.

- 8 No development hereby permitted shall commence until plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Authority, the development hereby permitted shall not be brought into use prior to the completion of the installation of all screening provision as is thus approved by the Authority. 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 neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 9 No development hereby permitted nor any related site clearance shall commence until a plan and particulars specifying the provision to be made within the site and/or on other land nearby for the parking (throughout the clearance and construction period) of construction vehicles and of other vehicles delivering/removing materials and other items to/from the development site have been submitted to and approved in writing by the Local Planning Authority. Thereafter, throughout such site clearance and implementation of the development hereby permitted, all such temporary parking provision shall be provided and used only as such.
Reason: To safeguard the amenities of the locality and in the interests of traffic safety 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.
- 10 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the provision to be made for a material storage compound within the site have been submitted to and approved in writing by the Local Planning Authority. The approved compound shall be available prior to the commencement 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 policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 11 The development shall not be brought into use until a minimum of 2 parking spaces have been provided within the curtilage of the site and 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 the National Planning Policy Framework 2012.
- 12 The development shall not be occupied until the provision of secure bicycle and bin storage has been provided within the site, in accordance with the approved details, and shall be retained thereafter.
Reason: To ensure adequate bicycle and bin provision within the site and having due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

