

Havant Borough Council

The Town and Country Planning Act 1990

Consultation on Planning Application

From : Executive Head of Planning and Built Environment

To: Jamie Gargett

DC Case Officer Mrs H Lealan Ext: 9244 6523

Date: 05 March 2013

Application No. APP/13/00064

**Site Address:** 28 Lodge Road, Havant, PO9 3LL

**Proposed Development:** Demolition of the existing dwelling and erection of 2No. semi-detached 3 bed houses and 1No. 2 bed bungalow with associated parking and garages.

I attach a copy of the above application that has been received under the Town and Country Planning Acts.

I would appreciate your views on the following:

1. Will any TPO trees be affected by the development (and enclose a TPO plan for your use)?
2. Are there any other trees of TPO merit likely to be affected by the development?

Any views you should wish to make should be returned to me together with the application papers no later than 19 March 2013.

*C. D. Murray*

Mr Chris Murray  
Planning & Development Manager

From: Jamie Gargett

To: Development Services Manager

*No substantial objection  
- AIA to be conditioned.*

*Other than a few low quality  
trees on the boundary the trees  
on site have been removed.*

*Jim*

*26/3/13.*

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Consultation on Planning Application

To  
From : Executive Head of Planning and Built Environment

From  
To: Building Control

DC Case Officer Mrs H Lealan Ext: 9244 6523

Date: 05 March 2013

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C. D. Murray

Mr Chris Murray  
Service Manager (Planning Development)

From: Building Control

The application has been examined under the following areas where Building Regulations may impact on the planning application. In achieving Building Regulation compliance there may be a number of design solutions available and until a Building Regulations submission has been made it is not always possible to advise what, if any, changes may be required to the design.

The following areas have been considered:

Fire Brigade Access ☒ Solid Waste Storage ☒ Glazing (Positions, quantities, cleaning) ☒

Siting of building/structure ☒ Building over public sewers ☒ Flues ☒ Other ☒

Please note no observations have been made in respect of disabled access. The DC Case Officer should discuss any access concerns with Building Control at the Access Surgery following assessment of the scheme using the access check sheet.

Observations:

① - No site plan - assume building within 45m of highway. Need Plan  
to confirm - site plan building ok  
② - Not shown - site plan shows b.i. stone location ok

Signed:

CA

Dated:

5/3/13

Storero provided  
8/5/13 Points 1 & 2  
cleared  
CA

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Consultation on Planning Application

From : Executive Head of Planning and Built Environment

To: FAO Conservation  
Officer

DC Case Officer Mrs H Lealan Ext: 9244 6523

Date: 05 March 2013

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Mr Chris Murray  
Planning & Development Manager

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From: FAO Conservation Officer

To: Development Services Manager

\* not required outside CA and  
not visible

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Signed:

Date:



# Hampshire Constabulary

Chief Constable Andy Marsh

Fratton Police Station  
Kingston Crescent  
North End  
Portsmouth

PO2 8BU

Mrs. H. Lealan  
Planning Services  
Havant Borough Council  
Public Service Plaza  
Civic Centre Road  
Havant  
Hampshire  
PO9 2AX

Telephone: 101

Direct dial: 023 9289 1831

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023 9289 1579  
Minicom TextRelay:18001 101

Email: [stuart.york@hampshire.pnn.police.uk](mailto:stuart.york@hampshire.pnn.police.uk)

**Our ref:** app/13  
**Your ref:** APP/13/00064

26<sup>th</sup> March 2013

## **28 LODGE ROAD, HAVANT, PO9 3LL**

Dear Mrs. Lealan,

Thank you for your letter of the 5<sup>th</sup> March 2013 and the opportunity to comment upon the application. Having considered the application I have the following comments to make with reference to crime prevention.

As part of the development the garage which forms part of the boundary treatment is to be demolished. To prevent access into the rear garden at this point an appropriate boundary treatment should be installed. The boundary treatment should be of robust construction (perhaps closed boarded fence) and of a similar height to the adjacent boundary treatments.

I note that the pedestrian access into the existing footpath is stopped. Should this be reopened as part of the development the gate should be fitted with a key operated lock that can be operated from either side of the gate.

Acquisitive crimes such as burglary and theft are often facilitated by easy access into the rear garden. To provide for the security of the properties I recommend that the gates giving access into the rear gardens are fitted with a key operated lock that can be operated from either side of the gate.

The proposed bungalow is to the rear of the development with very little natural surveillance; which increases the vulnerability to crime. To mitigate this to some extent I recommend that the external doors are certificated to PAS24 standard or better and the windows are certificated to PAS24:2012 standard or better.

An appropriate level of lighting will be required along the private drive way.



# Hampshire Constabulary

Chief Constable Andy Marsh

If I can be of any further assistance please do not hesitate to contact me.

Yours sincerely,

S York  
Crime Prevention Design Advisor

## **DISCLAIMER**

***This survey is based on information supplied by yourself and the current crime trends. I can only give a view on what measures might reduce the risk of crime and there can be no guarantee that the measures will prevent crime. The advice is given free with no intention of creating a contract. Neither the Home Office or the Hampshire Constabulary take any other legal responsibility for the advice given.***

## Karen Wooden

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**From:** Tracey Ford  
**Sent:** 14 March 2013 08:34  
**To:** Heather Lealan  
**Subject:** APP/13/00064 28 Lodge Road, Havant, PO9 3LL

Hi Heather

Demolition of the existing dwelling and erection of 2 No. semi-detached 3 bed houses and 1 No. 2 bed bungalow with associated parking and garages.

### Highway Contribution

existing dwelling credit 1 No. 4+ bed = 1 x £5457 = £5457 Credit  
proposed dwellings 1 No. 2 bed = 1 x £3745 = £3745 plus 2 No. 3 bed = 2 x £3745 = £7490  
Therefore contribution = (£3745 + £7490) - £5457 = **£5778**

### Highway Comments

The garage proposed for plot 2 is only 5m x 2.7m external and therefore does not meet the borough standard and is not therefore counted as a garage or a parking space but a store. To meet the requirement for a garage it needs to be 6m x 3m internal. If the garage cannot meet the requirement it might be better to remove it and provide the parking as this would only require to be 4.8m x 2.4m unless it is bounded by a solid boundary wall / fence the space would need to be widened.

Each dwelling requires 2 parking spaces to meet the standards this is only achieved if the visitor space is counted or if the garage is removed/altered. I see from their letters that they refer to elderly residents not using more than 1 vehicle, however this does not count on this development as they have not requested an age restriction on the development.

Details of the driveway material need to be conditioned as No migrating material is required within 5m of the adopted highway.

*Tracey Ford*

Sustainable transport Engineer  
Havant Borough Council  
Southmoor Office and Depot  
2 Penner Road  
Havant  
Hampshire  
PO9 1QH

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