
Site Address: Former Site of, 20 The Crescent, Waterloooville
Proposal: Demolition of existing detached bungalow, construction of 2No. detached two storey four bedroom houses with 1No. altered vehicular access and 1No. new vehicular access.
Application No: APP/13/00722
Applicant: Mr Jopling
Meadowlands New Homes Ltd.
Agent: Mr Douglas
Jeffrey Douglas Chartered Architect
Ward: Purbrook
Expiry Date: 13/09/2013
Team: Team 1
Case Officer: Stephen Andrews

Recommendation: **GRANT PERMISSION**

1 Site Description

The Crescent is a residential road located within Purbrook. The road contains a variety of dwelling types including bungalows and two storey detached and semi-detached properties.

No. 20 The Crescent is a detached bungalow with a hipped roof. The bungalow is set back from the front (north) of the plot by between 6 and 12 metres (due to the curvature of the road) with a hard standing providing off street parking. The land to the rear of the property is laid to lawn with mature trees at the rear.

The properties to the immediate south, east and west of the site are two storeys in height and generally occupy smaller plots than that of the host property.

2 Planning History

APP/12/00718 - Demolition of existing 3 bed detached bungalow. Construction of 2 no. 4 bed detached houses with associated refuse and cycle stores, parking and landscaping. New vehicular access from The Crescent. Approved - 29/10/2012.

3 Proposal

Planning permission is sought for a revised proposal to extant planning permission APP/12/00718.

The development still seeks to demolish the existing three bedroom bungalow and construct two detached, two storey, four bedroom houses in its place. The proposal still makes provision for two vehicular access points and on site parking provision for two cars

The main changes to the scheme are as follows:

The replacement houses are both two storeys in height and no longer seek to provide additional accommodation in the roof space. The four bedrooms will now be contained at first floor level.

Instead of the single storey front extension and single storey rear extension the dwellings now have a two storey front and two storey rear hipped gable. The ridge heights for which are 6.5m, 0.7m lower than the main ridge height of the dwellings.

Each dwelling would then have a small open porch style entrance to the front and rear conservatory; some 2.1m in depth and 3.1m in height.

The dwellings would be 6.8m in width and would maintain the 9m plot widths previously approved. The garden depths for the two plots would extend from 18.4m to 26.8m due to the shape of the development site and the staggered positioning of the dwellings.

Within the supporting Design and Access Statement the applicant has provided the reasoning and justification for the amended proposal the key reasons for which are detailed below:

- *"From a review of the submitted planning drawings, it is noted that the second floor loft room was originally to form the master bedroom, despite its awkward long and narrow plan shape and restricted headroom. To achieve any kind of use, this relied upon a gabled roof profile to the front and rear elevations. However, the approved design was subsequently modified to have hipped ends which further reduced the usable loft room area to a size which is considered to be grossly inadequate. As no sectional information has been provided, the assumptions made on available headroom are at best optimistic and at worst unachievable given the construction depth for the roof structure needed to meet current structural and thermal insulation criteria.*
- *The configuration of the staircase shown on plan simply does not work. Residential storey heights (typically around 2.6m floor to floor) require stairs (particularly those incorporating winders) to virtually overlay one another if the 2m clear headroom required by Building Regulations to the lower flight is to be met. As the upper flight has been 'stretched' to land in the loft room nearer to the ridge where (hopefully) 2m headroom would be available, the headroom to the stair below would be entirely compromised.*
- *The floor plans are considered to be quite poorly laid out and do not make efficient use of the space available. The ground floor, in particular, is very 'cellular' in nature and does not reflect modern living expectations where an open plan arrangement would be considered more desirable and more marketable, particularly where floor space is limited.*
- *The single storey front and rear additions are thought to add a complexity to the design and to the construction which is not considered necessary nor desirable. The rear addition would create restricted ceiling height over part of the living room in a quite arbitrary internal position and the front addition creates space in the hallway which is not particularly useful. Also, the position of the front external wall at first floor level above the front addition does not appear to coincide with any structure below. This would reduce the buildability of the scheme and may result in excessive cost for no particular gain.*
- *It has been noted that, following consultation, there was some concern raised by Building Control regarding the extent of unprotected areas produced by openings shown on the flank walls of the currently proposed houses. Without some modification, the current scheme would not have complied with this*

requirement of the Building Regulations which is intended to limit the potential risk of fire spread from one building to another.

- The chosen external materials of brick walls are not seen as an ideal choice where the flank walls of adjoining properties and the space between the new houses are relatively close. This can have an oppressive effect. A lighter facade material would help to increase reflected daylight around the buildings and avoid any 'heaviness', reducing the apparent mass of each of the new buildings.
- Lastly, the natural upward slope of the site from the highway frontage to the rear is of some significance but no provision appears to have been made in the external works for dealing with this fact."

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)
CS14	(Efficient Use of Resources)
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS21	(Developer Requirements)
CS9	(Housing)
DM10	(Pollution)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Borough Design Guide Supplementary Planning Document 2011

Residential Parking and Cycle Provision Supplementary Planning Document 2010

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

FAO Access Officer, Community Group- - No response received
Building Control, (Fire Access Consultation) - No comment
Development Engineer - No objection subject to suggested conditions
Waste Services Manager - No response received
Public Spaces Development Manager - No objection
Crime Prevention -Minor Apps - No response 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: 8

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: Not applicable.

Number of representations received: 0

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) Impact on residential amenity

The above issues were all considered under the previously approved planning permission APP/12/00718 (detailed above), which remains extant. The extant permission is a material planning consideration and the conclusions reached in the assessment of that proposal are pertinent to the determination of this application.

It is considered that the revisions to the extant permission do not materially alter the conclusions reached under planning permission APP/12/00718. The changes relate to an amended design and it is considered that the changes proposed are more reflective of the built form found within The Crescent.

The removal of the accommodation within the roof allows for a reduced roof form and a reduction in overlooking from roof level, this would have a positive impact on the overall appearance of the dwellings and the impact on neighbouring properties.

It is noted that the single storey elements to the front and rear will be replaced by two storey structures, however, the distances and relationship between neighbours remains acceptable and it is not considered that these changes result in additional material harm to neighbour amenity in respect of overlooking and loss of privacy.

Overall it is considered that the revised design is more in keeping with the prevailing character and appearance of the area. The additional built form is not considered to result in unacceptable harm to neighbouring amenity and the removal of the roof accommodation is considered to be a beneficial improvement (particularly in respect of neighbour amenity).

It is therefore considered that the revised development would accord with the requirements of the National Planning Policy Framework 2012 and the relevant policies of the Local Plan as detailed in paragraph 4 above.

For completeness the officer report for extant application APP/12/00718 has been appended.

8 Conclusion

For the reasons detailed above it is recommended that planning permission be

granted.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00722 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 of the buildings hereby permitted shall not commence until samples and details of all external facing and roofing materials have been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in the construction of the development.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework, March 2012.
- 3 The dwellings shall not be occupied until space for the parking of vehicles has been provided within the site and surfaced in accordance with the approved details. Such areas shall thereafter be retained and used solely for those 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.
- 4 The hard surface areas of the development, hereby permitted, shall be constructed in accordance with the schedule of external materials document dated July 2013 and prepared by Jeffrey Douglas Chartered Architect. Any alterations to the approved materials will need to be agreed in writing by the local planning authority.
Reason: In the interests of the amenities of the locality and having due regard to policies CS11.1, CS11.4, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework, March 2012.
- 5 The dwellings shall not be brought into use until the boundary screening proposals for the site, as shown on the Proposed Site Plan 21303/02, have been completed in full accordance with that plan.
Reason: In the interests of the amenities of the locality and having due regard to policies CS11.1, CS11.4, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework, March 2012.
- 6 No development hereby permitted nor any related site clearance shall commence until a plan and details 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, DM10 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011.

- 7 The development, hereby approved, shall be constructed in accordance with the layout and details specified on drawing 21303/06, dated July 2013 for the storage of materials, site offices and wash down area. 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 policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011.

- 8 The vehicle wash down area shown on approved drawing 21303/06, dated July 2013, shall be made available prior to the commencement of development and retained throughout the construction of the development to prevent deposition on nearby roads of mud and spoil from vehicles leaving the site throughout the implementation of the development.

Reason: In the interests of traffic safety and having due regard to policies CS16, CS20 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011.

- 9 Demolition, clearance, excavation, road or construction works shall take place only between the hours of 0800 and 1800 hours on Mondays to Saturdays and not at all on Sundays and all recognised public holidays.

Reason: To protect the amenity of adjoining residents and having due regard to policies DM10 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework, March 2012.

- 10 No development hereby permitted shall be commenced until a detailed soft landscaping scheme for all open parts of the site not proposed to be hard surfaced 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 policies CS11, CS16, and DM8 of the Havant Borough

Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Location and Block Plan - Drawing No. 21303/01

Proposed Site Plan - Drawing No. 21303/02

Proposed Site Set Up Plan - Drawing No. 21303/06

Proposed Floor and Roof Plans - Drawing No. 21303/02

Proposed Elevations - Drawing No. 21303/04

Proposed Streetscene Plan - Drawing No. 21303/05

Schedule of External Materials Document dated July 2013, prepared by Jeffrey Douglas Chartered Architect

Reason: - To ensure provision of a satisfactory development.