
Site Address: Land South of, Ranelagh Road, Havant
Proposal: Application for non-material amendment to Planning Permission APP/12/00772 to revise front boundary position of houses fronting Ranelagh Road and increase width of footway adjoining those houses.
Application No: APP/13/01267 Expiry Date: 14/01/2014
Applicant: Mr M Sennity Team: Team 1
Agent: Case Officer: David Eaves
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site lies to the south of Ranelagh Road and is located within the built up area. Residential development for 79 dwellings on the site was granted planning permission earlier this year.
- 1.2 The current proposal relates to the widening of the pavement area to the south side of Ranelagh Road and the revision to the front boundary of the site. This would also involve the re-positioning of landscape planting.
- 1.3 The strip of land in question currently has a tarmac footpath and a narrow strip of grass. It also includes two self set trees.

2 Planning History

APP/12/00772 Erection of 79 dwellings consisting of 8No. 1 bed flats, 12No. 2 bed flats, 6No. 2 bed houses and 53No. 3 bed houses, construction of access from Ranelagh Road, provision of landscaping, open space and associated works. Permitted July 2013

3 Proposal

Application for non-material amendment to Planning Permission APP/12/00772 to revise front boundary position of houses fronting Ranelagh Road and increase width of footway adjoining those houses.

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)
- CS16 (High Quality Design)
- CS17 (Concentration and Distribution of Development within the Urban Areas)
- CS20 (Transport and Access Strategy)
- DM13 (Car and Cycle Parking on Residential Development)

Listed Building Grade: Not applicable.
Conservation Area: Brockhampton (adjacent)

5 Statutory and Non Statutory Consultations

Development Engineer:
No adverse comment.

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: 0

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

As this is a non-material amendment application publicity was not required.

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 amenities of the proposed properties fronting Ranelagh Road
- (iv) Highway issues
- (v) Impact on trees

(i) Principle of development

7.2 The principle of residential development has been established by the residential planning permission. The alteration to the frontage is acceptable in principle subject to the development control criteria considered below.

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

7.3 The proposed widening of the frontage footpath would result in the loss of a small grassed strip of land and a slightly more urban feel to the frontage. The proposed frontage wall would be repositioned slightly further back from the road. Landscaping would continue to be provided within the front gardens of the dwellings fronting Ranelagh Road. It is considered that the proposed alterations would continue to provide an acceptable and attractive frontage to the development and would have an

acceptable impact on the character and appearance of the area including the Conservation Area beyond the site.

(iii) Impact on residential amenities of the proposed properties fronting Ranelagh Road

- 7.4 The proposals would result in slightly shorter front gardens to the properties fronting Ranelagh Road. They would remain a minimum of 3m from the repositioned front boundary wall. These properties retain substantial rear garden areas (minimum 14m). The properties would therefore continue to benefit from adequate amenity space.

(iv) Highway issues

- 7.5 With regard to highway issues, the proposal retains adequate on site car parking in accordance with the Councils adopted car parking standards of 2 spaces/3 bed dwelling. The widening of the frontage footpath would be helpful for pedestrians entering and leaving the site without reducing the width of the highway. The Development Engineer has no objection to the proposed works.

(v) Impact on trees

- 7.6 The proposal would be likely to result in the removal of two semi-mature multi stemmed trees, however, these were intended to be removed as part of the development. There is therefore no additional impact on trees from this non-material amendment.

8 Conclusion

- 8.1 In conclusion, the proposed non-material amendment is considered to have a very limited and acceptable impact on the character and appearance of the area. It would retain acceptable amenity for the proposed dwellings. The proposal would not result in the unacceptable loss of on site parking and would improve pedestrian access to the site. The amendment would not lead to additional impacts on trees. In conclusion the proposed non-material amendments are considered acceptable and hereby approved.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01267

(A) subject to the following conditions

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

Site Plan as Proposed Drawing No. 103 Rev NN

Email from Orchard Homes dated 13th January 2014

Reason: - To ensure provision of a satisfactory development.