

**Recommendation: GRANT APPROVAL OF RESERVED MATTERS**

3.2 The dwellings were shown to be sited centrally on the plot, close to the back edge of the pavement. The front elevation of the dwellings would match the existing building

line along Victoria Road. The proposed dwellings were not shown to extend beyond the rear elevation of No.7 (neighbouring property). The layout of the development allowed for pedestrian access to the rear of the site and therefore bins and cycles could be adequately accommodated to the rear of the properties. Each dwelling was shown to have 1No. on site parking space, provided to either side of each dwelling.

- 3.4 In March 2013, consent was granted to extend the time limit for implementation of Planning Permission 09/63716/000. This application required a Section 106 Agreement to be entered into, for the provision of a transport contribution.
- 3.5 This is a reserved matters application seeking approval for the matters relating to appearance and landscaping following the granting of outline consent. The layout, scale and access has not changed from that shown on the approved outline application. The dwellings are shown as a pair of semi-detached dwellings. They would have a pitched roof with a ridge height of 8m. The neighbouring properties have ridge heights of 8.2m and approximately 8m. The dwellings would have an enclosed entrance porch which has been designed with a pitched roof. The dwellings have a staggered building line to allow for on-site parking to the side of the properties. The properties would have garden lengths of over 30m.

#### **4 Policy Considerations**

##### National Policies

National Planning Policy Framework

##### Core Strategies 2011 forming part of the HBLDF

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

#### **5 Statutory and Non Statutory Consultations**

##### Landscape Team

No detailed landscape plans have been supplied, only new planting and trees and denoted-we need a lot more information. The building is very close to the frontage which won't allow for much planting but something medium sized and evergreen will help soften the mass and help the development to sit well in the existing street where frontage planting is characteristic. A lot more tree planting at the rear to replace what has been lost is recommended, and to continue the line of mature rear gardens trees providing habitat and biodiversity opportunities.

A small return to the small garden wall would also be more in keeping with the street. The drawing GD/13/04 shows a coping stone on the wall which is an essential detail along the rest of the street so is approved, but a return and proper frontage would improve the scheme.

If pea shingle drive is approved by the highways teams then i would suggest several rows of mortar bedded bricks, or the granite setts as proposed for the edging immediately adjacent to the footway in a strip to help retain the gravel within each plot.

#### **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: 9

Number of site notices: 1

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) Design and appearance
- (iii) Impact upon neighbouring properties
- (iv) Landscaping

### **(i) Principle of development**

The principle of residential development of this site has been established by the grant of outline planning permission earlier this year. The outline consent considered the matters of principle, layout and access. As such, the only matters to be considered at this stage are appearance and landscaping. Flood resilience measures are proposed in terms of the ground floor height (5.09m above Ordnance Datum) and other internal design measures, which do not affect the outward impact of the proposal.

### **(ii) Impact upon neighbouring properties**

To the west of the application site lies No.7 Victoria Road, a two and a half storey property with a narrow frontage which extends into the site. The eastern wall of the property abuts the boundary wall to the application site. To the east of the site lies No.3 Victoria Road, a two storey double fronted property which is separated from the boundary of the application site by an access drive.

The proposed dwellings are modest in size and would not extend beyond the rear building line. As such the dwellings would not appear overbearing or result in a loss of light to the neighbouring properties. There are no windows proposed in the side elevations and as such would not result in any loss of privacy. A condition would be imposed preventing any windows in the side elevations without the consent of the Local Planning Authority. No letters of objection have been received.

### **(iii) Design and appearance**

In terms of the background policy context, Policy CS16 of the Core Strategy requires that new development inter alia responds to and respects local context by integrating with existing landscape features. It requires development to use characteristics of the locality to help inform the design of the new development (including heights, massing, aesthetics), to produce a positive relationship between buildings and spaces through designing out crime, appropriate layout and form, and to be inclusive and not give rise to any detrimental impacts on surrounding properties. The policy also requires that

appropriate landscaping is required.

The proposal consists of a pair of two storey semi-detached dwellings. In terms of pure aesthetics, the appearance of the dwellings is traditional, and the development would relate well to the established built environment in Victoria Road. The dwellings have interesting and high quality design features such as an enclosed pitched roof entrance porch and window plinths. It is considered that the development is of high quality design and therefore accords with the requirements of Policy CS16 of the Local Development Framework, and will provide a high quality environment.

(iv) Landscaping

The application proposes to clear the site of vegetation and undergrowth and construct a pair of semi-detached dwellings. The layout plan indicates that the rear part of the site would be laid out as large maintained rear gardens. New fruit trees are to be planted and the gardens are to be laid to lawn.

The Council's Landscape Officer has suggested that additional trees should be planted within the rear garden, however this is not considered to be necessary given the urban character of the area. It has been suggested that the building is very close to the frontage which would not allow for much planting. The siting was originally agreed in 2009 and then in March 2013, and as such is not a matter for consideration. The development provides landscape features such as trees and hedgerows, and it is considered that this development will accord with the requirements of Policy CS16 of the Local Development Framework, and will provide a high quality environment.

## 8 Conclusion

The proposed development is considered to be acceptable in design terms and would not result in any loss of amenity to neighbouring properties. The recommendation is to grant approval for this reserved matters application.

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## 9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT APPROVAL OF RESERVED MATTERS** for application APP/13/00862 subject to the following conditions

- 1 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 (side) east and west elevations.

**Reason:** In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Flood Risk Assessment

Block Plan/Building Materials Plan - Drawing No.GD/13/01

Streetscene and Front Elevation - Drawing No.GD/13/04

Location Plan

Block Plan

Proposed Floorplans - Drawing No.GD/13/02

Landscaping Plan - Drawing No.GD/13/01 A

**Reason:** - To ensure provision of a satisfactory development.