
Site Address:	Land adjacent to 28 Sherfield Avenue, Havant, PO9 5HT		
Proposal:	Erection of 1No. 2 bed detached house.		
Application No:	APP/13/00691	Expiry Date:	10/09/2013
Applicant:	Mr L Bridle	Team:	Team 2
Agent:	Mr D Treagus	Case Officer:	Rachael McMurray
Ward:	Battins		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in Leigh Park which is a residential housing estate in Havant. No. 28 is located at a corner junction with an access road which leads to a block of single storey garages which lie to the rear of the property. No. 28 is at the end of a short terrace row. There is a vacant plot of land to the side / north of No. 28 which is subject to this application. The plot of land is currently included within the 1.8m fence which extends along the side / rear boundary and the low height picket fence which extends along part of the side boundary and along the boundary with the highway. The properties within the immediate locality are of a similar design and are generally set back from the highway with front gardens. Most properties do not include on site parking due to the garage blocks provided for this purpose. As a result there is some on street parking.

2 Planning History

None relevant

3 Proposal

Erection of a detached dwelling adjacent to No. 28 Sherfield Avenue. The dwelling would have a very similar design to No. 28 including materials, window openings, roof height etc. It would have the same front and rear building line as No. 28 and therefore a similar depth rear and front garden. One parking space could be incorporated into the front garden space.

4 Policy Considerations

National Policies
NPPF

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

CS9 (Housing)

DM13 (Car and Cycle Parking on Residential Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control:

A storm water sewer maybe within 3m from the house as it runs down the access to the garages.

The applicant will be advised to contact SW to establish the location of the sewer.

Development Engineer:

As the application will be determined after 1 August the Cil regulations will apply therefore no Highway Contribution required.

This application does not have any parking or cycle parking shown. HBC parking standards indicate that two parking spaces are required. I would suggest that this application is refused on the grounds that lack of parking will lead to the loss of immunity and inconvenience to residents in the surrounding residential area. Please note this not a highway safety reason for refusal.

A revised plan was submitted on 2/8/13 which shows the inclusion of one on site parking space located on the front plot.

Crime Prevention -Minor Apps:

Within the current dwelling there is a window at the first floor level in the gable end overlooking the side of the property and the access into the rear garage area. The proposed dwelling does not have a window in this position, which reduces the natural surveillance of the access and increases the vulnerability of the area to crime.

Surveillance is recognised in the publication "Safer Places the Planning System and Crime Prevention" as an attribute of a sustainable community, it is defined as: "*Places where all publicly accessible spaces are overlooked*". The publication goes on to say "Many of the other attributes – particularly access and movement, ownership and structure – are under pinned by the theory that places are safer if they are overlooked. However, the notion of safety by surveillance is reliant on the assumption that, at all times, those who overlook will be a deterrent because they will act if they see a crime. Whether it is 'natural', organised or electronic, facilitating effective surveillance should be a core part of planning out crime. But it should not be relied upon as the sole strategy for tackling crime and disorder."

Therefore I would recommend that a window containing clear glazing is placed in the gable end at the first floor level overlooking this access way.

An Informative will be added to the decision notice to advise the applicant of these comments.

Public Spaces Development Manager:

No objections

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: 13

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) Appropriateness of the design and effect on the streetscene
- (iii) Effect on the neighbouring properties
- (iv) Parking provision

(i) Principle of development

7.2 The proposal is located within an urban area whereby development is acceptable in principle subject to other development management considerations and relevant national and local planning policy.

(ii) Appropriateness of the design and effect on the streetscene

7.3 The design of the property with regards to scale, width, building lines, window and door openings and materials would be almost identical to No. 28 Sherfield Avenue. This would comply with advice laid out in Policy CS16 of the Local Plan which advises that new development should respond to local distinctiveness, which in this case in the uniformity of the streetscene.

7.4 The dwelling would be detached from No. 28, which forms the end of the short terrace row. Detached dwellings are not characteristic of the streetscene. However, the dwelling would be positioned close enough to No. 28, that it would generally be read as an end of terrace dwelling. Furthermore, the design would be identical to the existing development and would therefore also be cohesive in that sense.

(iii) Effect on the neighbouring properties

7.5 The dwelling would sit alongside No. 28 with the same front and rear building lines. The impact therefore in terms of overshadowing or loss of outlook would be minimal. The properties to the north of the site in Exbury Road, are a sufficient enough distance away so as not to suffer any impact. Overall impact on neighbouring properties would be minimal.

(iv) Parking provision

7.6 The Highways Officer raised a concern that no on site parking provision was proposed for the dwelling. The character of the area is that none of the properties have on site parking, but have allocated parking spaces within separate garage blocks and on road parking is available in laybys positioned along the street. Residential parking standards have now been adopted by the Council which now requires on site parking to be included and a two bedroom property would require one space.

7.7 Responding to the concerns raised, a revised plan was submitted which shows the inclusion of one space on the frontage of the site. This would meet the Council's

parking standards and the requirements of Policy DM13 (Residential parking).

8 Conclusion

The proposal is considered to be acceptable and is recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00691 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 building(s) hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11.4, CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the finished levels (above ordnance datum) of both the ground floors of the proposed buildings and the surrounding ground levels in relation to existing ground levels have been submitted to and approved by the Local Planning Authority.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11.4, CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 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 having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 The development shall not be brought into use until a minimum of one parking space has been provided in the location shown on the parking plan submitted

on 6/8/13 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.

- 6 The development hereby permitted shall not be commenced until an Interim Certificate of Compliance with the Code for Sustainable Homes has been submitted to and approved in writing by the Local Planning Authority. The Certificate shall demonstrate that the development will attain a minimum standard of Level 3 in accordance with the Code. The development shall be carried out only in accordance with the details the subject of the Certificate.

Reason: To ensure that the development is carried out in accordance with Policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Block plan, site plan, proposed elevations and floor plans - DN: 13.199.01
Proposed parking plan - recieved on 6/8/13

Reason: - To ensure provision of a satisfactory development.