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Planning Policy Statement

Proposed Two Storey Side Extension to Form New End of Terrace Dwelling

1, Braishfield Road, Havant, PO9 2HS



March 2011

Contents

- 1. Introduction**
- 2. National Planning Policy and PPS3**
- 3. Saved Local Plan Policies**
- 4. Emerging LDF Core Strategy Policies**
- 5. Summary and Conclusions**

1. Introduction

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The development proposal involves extending the existing two bedroom end of terrace property (1, Braishfield Road) which comprises circa 82m² GIA over two storeys. The extension will also be circa 82m² GIA over two storeys and will be used to create a new two bedroom end of terrace dwelling.

2. National Planning Policy and PPS3

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Recent changes to PPS3 (June 2010) have removed the minimum 30 dwellings per hectare figure, and excluded private residential gardens from the definition of previously developed land. The proposed new end of terrace house would therefore be built on previously undeveloped land. However despite the recent changes, PPS3 still puts the onus on the efficient use of land and in no way excludes previously undeveloped land from development.

Paragraph 36 of PPS3 states: "The priority for development should be previously developed land, in particular vacant and derelict sites and buildings". This does not mean that the development of private residential garden land is unacceptable. Most domestic gardens will be well within the proposals map development envelope, so their classification as previously developed land is only of marginal significance.

This principle has recently been tested at an appeal for residential development in Tenterden, Kent (APP/E2205/A/10/2121176). The Inspector noted that the new PPS3 rules do not introduce a blanket protection for gardens. He stated that the site lay within the confines of the town and was identified in the Council's Development Plan as suitable in principle for small-scale development. The Inspector concluded that the development would not be in conflict with the relevant Council policies or PPS3.

Recent Government figures show that 37% of new dwellings in Havant between 2005 and 2008 were built on previously developed residential land including gardens. A blanket ban on increasing the efficiency of underused plots would have serious implications on the future supply of housing in the Borough.

When Decentralisation Minister Greg Clark announced the changes to PPS3 he stated "for years the wishes of local people have been ignored as the character of neighbourhoods and gardens have been destroyed, robbing communities of vital green space". It must be noted that the proposed new end of terrace dwelling would replace a single storey garage, brick built shed and a greenhouse. This would not result in any significant loss of garden or green space.

Following discussions with the Development Control team, it is clear that Havant Borough Council will consider the development of previously undeveloped land on a case by case basis. It is therefore necessary to consider the merits of this particular application by assessing compliance with the saved Local Plan policies along with the recently submitted Core Strategy.

3. Saved Local Plan Policies

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- UA1 Development will be concentrated in the urban areas of Havant. Priority will be given to the development of sites within the urban areas before peripheral sites. This does not preclude well designed infill development on previously undeveloped sites provided that town cramming is avoided.
- UA2 Development will be permitted within the urban areas ... particularly where it ... Improves housing provision ... and ... Achieves the redevelopment of underused land or buildings.
- D1 Development will be permitted provided it achieves several goals including the efficient use of land and does not adversely affect the amenities of neighbours.
- H5 In order to best manage scarce land resources, minimum housing density is 30 dwellings per hectare (dph) and 40 dph within 400 metres of a district centre. Although this policy is superseded by PPS3 and CS14, it is worth stating that the current plot size (17x30=510m²) provides only 20 dph pro rata.
- T9 Development will be permitted where it provides parking for cars. This is covered in more detail in HBC's Residential Parking SPD. 2-3 bed dwellings require 2 allocated parking spaces. There is sufficient space at the front of the property to provide front gardens either side of 10 metre long double drives. This will create allocated parking for 2 cars in tandem for each property.

4. Emerging Core Strategy Policies

- CS9.1 Planning permission will be granted for housing proposals that contribute to achieving a net total of 6,300 dwellings between 2006 and 2026. Well designed infill development should be of significant benefit in achieving this target.
- CS9.4 Housing proposals should achieve a suitable density of development for the location whilst respecting the surrounding character and built form.
- CS14 Planning permission will be granted where design is to a high standard. It is important to note CS14.5 encourages higher housing densities of 50 dph where appropriate. As previously stated, the current plot size only provides 20 dph pro rata. It is therefore considered that one additional dwelling should in principle be acceptable.
- CS15 Development will be permitted that makes the most effective use of land in the borough.
- CS15.1 Requires new housing to be concentrated within the urban area of Havant and does not prevent residential curtilages from being developed.
- CS15.2 Prioritises development on previously developed land, including underused land within the urban area. Although the garage and brick built shed are not strictly covered by the PPS3 definition of previously developed land, I would argue that the plot (being 2.5 times the size of neighbouring plots) is clearly underused and suitable for a low impact additional dwelling in place of existing brick and concrete structures.
- DM11&13 Require safe and secure vehicular parking to adopted standards. The proposed development is in accordance with HBC's Residential Parking SPD as mentioned above.

5. Summary and Conclusions

In light of this Planning Policy Statement, Havant Borough Council are respectfully requested to confirm that the proposed development accords with local and national planning policy and is therefore acceptable.