

Erection of a 1-bedroom bungalow in the rear garden
of
17A – 17B AVONDALE ROAD, WATERLOOVILLE PO7 7ST
PLANNING APPLICATION APP/22/00569

Re: LPA REFUSAL dated 11 November 2022

STATEMENT OF CASE AGAINST REFUSAL

1. PREAMBLE

The Planning officer was asked that, if minded to refuse the application, it should go to committee as the 3 ward councillors had expressed support.

The Planning Officer was minded to recommend refusal so the ward councillors sought a meeting with the Planning Officer.

Following the meeting the Planning Officer advised that the application would be refused “in light of the Inspectors comments on the same site”.

2. THE LPA CASE FOR REFUSAL

The LPA case for refusal is stated in LPA letter dated 11 November 2022, as follows:-

‘The size and shape of the site is not considered commensurate with the surrounding more spacious linear pattern and character of development in the area.

The development of this small and narrow site on a dog-leg in the road, with any one bedroom bungalow, would result in a prominent, cramped and contrived development that would be harmful to the character of the area, contrary to the adopted Borough Design Guide SPD 2011, policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, and the National Planning Policy Framework’.

APPLICANT RESPONSE

The Inspector for APP/X1735/W/20/3257320 dated 03 December 2020 referred to the dog-leg because the design of the 2-bedroom bungalow ‘would place the development in direct line of sight when exiting the cul-de-sac’ making it a ‘prominent feature in the street scene’.

APP/22/00569 shows a 1-bedroom bungalow with a front elevation 2.6m from the pavements so that it is not in direct line of sight when exiting the cu-de-sac. The view is oblique.

The Inspector also referred to the 2-bedroom building being ‘built up against the boundary’ and ‘would fill almost the full depth of this shallow site’.

NOTE: In the LPA Officer's email to Architect Mr. Holman dated 01 May 2020 it was said that the 2-bed application would be refused. However, the Officer had suggested that the Architect withdrew the application and re-submitted (a 1-bed application which was the pre-app proposal) incorporating her suggestions. Nevertheless, the Architect pressed on and the application was refused. It was also lost on appeal.

This 1-bed application is significantly different to the application for a 2-bedroom bungalow:-

- a. It fills less than 60% of the full depth of the site;
- b. It is not built up against the boundary with 15 Avondale Road – to allow for construction and maintenance;
- c. The size of the site meets CS16 paragraph 5 as it is under 200 square metres.

Therefore, it is NOT a prominent or cramped development.

Neither is it contrived as the site is similar to the sites for the existing bungalows Nos 2A, 2, 4, 6 & 8 on the south side of Avondale Road which back onto the long garden boundary fence of the property behind. Their plots are less than 200 square metres. **They set a precedent for acceptable pattern of development and character.**

The Inspector for APP/X1735/W/20/3257320 referred to prevailing pattern of development and character, as does the LPA refusal.

- d) See below for the applicants' further response on pattern of development and character.

AVONDALE ROAD contains buildings from several decades, of many differing styles, the 2-storey properties having long gardens with plot sizes well over 200 square metres. Many are narrow and in consequence are without adequate parking space. **Development of such properties is not encouraged by CS16, especially paragraph 5.**

In the immediate surrounding area from the A3 to the T-junction with Brooklyn Drive bungalows predominate and co-exist with 2-storey houses:-

On the south side are 9 bungalows with wide plots and with garages or integral parking space, meeting the current Local Plan.

On the north side is 1 bungalow co-existing with 9 2-storey houses. Because of a lack of parking space some owners have resorted to parking on the road, undermining the character of Avondale Road.

At the eastern end of Avondale Road some owners of 2-storey houses have resorted to parking on the pavement, further undermining the character of Avondale Road.

The residents of Brooklyn Drive and Bramley Close face the parking obstruction of Avondale Road when driving to the Town Centre and beyond. Service vehicles also must negotiate this obstruction.

The pattern of development and character of Avondale Road has been diminished by the 2-storey properties.

BROOKLYN DRIVE is the feeder road for the newer development of Bramley Close/1-3 Brooklyn Drive. All pedestrian and vehicular traffic from the development must pass the entrances to 17A & 17B Avondale Road, which face Brooklyn Drive and are set in the featureless flank east wall adjacent to the pavement.

The tenants of 17A/B Avondale Road have always found the long garden too large to maintain. In recent memory it has twice been re-laid at property owner expense but has become overgrown yet again.

The garage belonging to 15 Avondale Road has access from Brooklyn Drive. The driveway is built on land bordering 1 Brooklyn Drive which has the underground watercourse culvert drain in the garden. There are 4 further garages opposite.

The 5 garages together with the long fences and the views of 17A/B Avondale Road present a characterless appearance to the southern end of Brooklyn Drive.

The owner of 3 Brooklyn Drive has recently paved over the front garden to provide parking space, which has undermined the character of the northern end of Brooklyn Drive.

The proposed 1-bedroom bungalow would enhance the character of Brooklyn Drive, as supported by two householders who responded to the application.

SUMMARY of 2.d)

- I. **CS16 paragraph 5 seeks a higher density of development at 50+ per hectare (200 square metres per plot). Most 2-storey properties in Avondale Road occupy a much greater area of land.**
- II. **The constricted nature of the linear development has led to roadside and pavement parking which is obstructing the highway. The character of these properties has been diminished as a result.**
- III. **In contrast to the 2-storey buildings, most bungalows meet the criteria for plot size, plot width, parking facilities and are attractive in character. Nos 2, 2A, 4, 6 & 8 are similar in front elevation to the proposed 1-bedroom bungalow.**

Therefore, it is considered that it is justifiable to provide a bungalow on 17A/B Avondale Road land in Brooklyn Drive to continue the pattern of development in Avondale Road whereby bungalows which meet CS16 paragraph 5 co-exist with 2-storey buildings.

3. LOCAL PLAN 2011 (Core Strategy)

This specifically promotes development for the over 60's (CS6 & C7.4.15) plus development on previously developed land (CS9(8) & CS17(2)). Section 6 (Housing) 6.24 invites a range of housing from 1 bedroom upwards.

The application meets these criteria.

4. HOUSING DELIVERY POSITION STATEMENT

The Housing Delivery Position Statement recently issued by Havant Borough Council says:-

Para 1.2

Applying the tilted balance means granting planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Development Plan, and National Planning Policy Framework (NPPF) when taken as a whole.

5. OVERALL SUMMARY

- a. The proposed 1-bedroom bungalow meets the objectives of the Local Plan where relevant in CS6, CS7, CS9 & CS17 (see 3. above). The bungalow would be an addition to the housing stock in line with LPA objectives.

- b. We dispute the LPA case for refusal. See 2.a) – 2.d) above.

Bungalows in Avondale Road set a precedent as they meet CS16 paragraph 5 whereas the 2-storey houses with long gardens are not encouraged. The character of Avondale Road has been diminished by insufficient parking facilities for the linear development of the 2-storey properties.

- c. We consider that it is justified to continue the pattern of development of bungalows into the Avondale Road land in Brooklyn Drive to co-exist with 2-storey properties.

The proposed development would add substantially to the character of Brooklyn Drive in the manner of the bungalows in Avondale Road which have spacious width, adequate parking space and attractive front elevations.

The 'tilted balance' criteria of the Housing Delivery Position Statement encourages granting of planning approval for the 1-bedroom application. The LPA case fails to significantly and demonstrably outweigh its benefits.

Alan Wood CEng MSc MIMechE

(agent)

19 November 2022

APPENDIX 1 - PHOTOGRAPHS IN SUPPORT OF STATEMENT OF APPEAL - Part 1



17A/B AVONDALE ROAD - East elevation looking North



17A/B garden after renovation by owners

2m fence by 15 Avondale Road added later



Avondale Road looking West from Brooklyn Drive



Avondale Road looking East from Brooklyn Drive



Bungalow in Avondale Road similar to application bungalow

Orchard House,
Fittleton,
Salisbury,
WILTS SP4 9QA

11th April 2008



Dear Peter,

Re: 17 AVONDALE ROAD, WATERLOOVILLE

Please find enclosed a cheque for [REDACTED] to cover your invoice for the garden work to 17 Avondale Road.

Thank you very much for a nice job. We went to Waterloooville whilst we were at Cowplain this week and had a look at the site. What an improvement!

Yours sincerely

Jane Wood (Company Secretary)

Copy to:

Mrs. Lyn Gutteridge





Public Service Plaza,
Civic Centre Road,
Havant, Hampshire,
PO9 2AX

T 023 9244 6019
www.havant.gov.uk

Application for Outline Planning Permission with all matters reserved

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
468664	109774

Description

Applicant Details

Name/Company

Title

MR

First name

ALAN

Surname

WOOD

Company Name

A S WOOD

Address

Address line 1

ORCHARD HOUSE

Address line 2

FITTLETON

Address line 3

Town/City

SALISBURY

Country

United Kingdom

Postcode

SP49QA

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe the proposed development

1-BEDROOM BUNGALOW in the rear 24 metres of the garden of 17A/B Avondale Road.

Has the work already been started without planning permission?

☐ Yes

☒ No

Site Area

What is the measurement of the site area? (numeric characters only).

204.96

Unit

Sq. metres

Existing Use

Please describe the current use of the site

DOMESTIC GARDEN

Is the site currently vacant?

☐ Yes

☒ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

☐ Yes

☒ No

Land where contamination is suspected for all or part of the site

- ☐ Yes
- ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

- ☐ Yes
- ☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☒ Yes
- ☐ No

Please note: This question is based on the current housing categories and types specified by government.

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

Proposed

Please select the housing categories that are relevant to the proposed units

- ☒ Market Housing
- ☐ Social, Affordable or Intermediate Rent
- ☐ Affordable Home Ownership
- ☐ Starter Homes
- ☐ Self-build and Custom Build

Market Housing

Please specify each type of housing and number of units proposed

Housing Type:

Other

1 Bedroom:

1

2 Bedroom:

2

3 Bedroom:

0

4+ Bedroom:

0

Unknown Bedroom:

0

Total:

3

Proposed Market Housing Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4 Bedroom Total	Unknown Bedroom Total	Bedroom Total
	1	2	0	0	0	3

Existing

Please select the housing categories for any existing units on the site

- ☒ Market Housing
- ☐ Social, Affordable or Intermediate Rent
- ☐ Affordable Home Ownership
- ☐ Starter Homes
- ☐ Self-build and Custom Build

Market Housing

Please specify each existing type of housing and number of units on the site

Housing Type: Flats / Maisonettes	
1 Bedroom: 0	
2 Bedroom: 2	
3 Bedroom: 0	
4+ Bedroom: 0	
Unknown Bedroom: 0	
Total: 2	

Existing Market Housing Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4 Bedroom Total	Unknown Bedroom Total	Bedroom Total
	0	2	0	0	0	2

Totals

Total proposed residential units	3
Total existing residential units	2
Total net gain or loss of residential units	1

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- ☐ Yes
- ☒ No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- ☐ Yes
☒ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- ☐ Yes
☒ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ☐ Yes
☒ No

Is the proposal for a waste management development?

- ☐ Yes
☒ No

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- ☐ Yes
☒ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☐ Yes
☒ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system
☐ Existing water course
☒ Soakaway
☒ Main sewer
☐ Pond/lake

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
- ☐ The applicant
- ☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
- ☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☐ Yes
- ☒ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☒ Yes
- ☐ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990



Person Role

- ☐ The Applicant
☒ The Agent

Title

MR

First Name

ALAN

Surname

WOOD

Declaration Date

26/05/2022

☒ Declaration made

Declaration

I / We hereby apply for Outline planning permission: All matters reserved as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

ALAN WOOD

Date

26/05/2022



Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9249 8031

www.havant.gov.uk

To:
Mr Alan Wood
A S WOOD
Orchard House
Fittleton
Salisbury
SP49QA

**The Town and Country Planning (Development Management Procedure) (England)
Order 2015
Refusal of Planning Permission**

Application Number: APP/22/00569

Site Address: 17A-17B Avcndale Road, Waterloooville

Proposal: Application for Outline Planning Permission with All Matters Reserved for the erection of a 1 bedroom bungalow in the rear garden.

Further to your application received on 26 May 2022, which was valid from 27 July 2022 Havant Borough Council, as Local Planning Authority, **Refuses Planning Permission** for the above proposal.

The reason for the Council's decision to refuse planning permission is:

- 1 The size and shape of the site is not considered commensurate with the surrounding more spacious linear pattern and character of development in the area. The development of this small and narrow site on a dog-leg in the road, with any one bedroom bungalow, would result in a prominent, cramped and contrived development that would be harmful to the character of the area, contrary to the adopted Borough Design Guide SPD 2011, policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, and the National Planning Policy Framework.

In coming to its decision the Council considered plans and other documents submitted with regard to your application and the relevant policies of the Havant Borough Local Plan and other planning policy documents including the National Planning Policy Framework.

Other Important Information:

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.

Our Ref: APP/22/00569

(2)

Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.gov.uk/pcs

(3)

In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

- Offering a pre-application advice service, and
- Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- You sought and were provided with pre-application advice,
- You were updated about issues after the initial site visit,

Your application is considered unacceptable for the reasons set out in this Decision Notice.

Neeru Kareer

Neeru Kareer
Executive Head of Place (Interim)

11 November 2022

TOWN AND COUNTRY PLANNING ACT 1990

NOTIFICATION TO BE SENT TO AN APPLICANT WHEN A LOCAL PLANNING AUTHORITY REFUSE PLANNING PERMISSION OR GRANT IT SUBJECT TO CONDITIONS

- These notes are for information only and do not purport to set out the law on the subject.
- Only the applicant possesses the right of appeal.

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- If this is a decision to refuse planning permission for a householder application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission for a minor commercial application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse express consent for the display of an advertisement and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
- If this is a decision to refuse consent to work on a tree which is subject to a Tree Preservation Order and you want to appeal against your local planning authority's decision then you must do so within 28 days of the date of this notice.
- If this is a decision to refuse any other type of application and you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- **Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.**
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry, then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#).

Our Ref: APP/22/00569

IMPORTANT NOTICE FOR APPLICANTS WITH REGARD TO BUILDING REGULATIONS

This notice only relates to the decision of Havant Borough Council under the Town and Country Planning Acts. It does not relate to any other application that may be required any other Act, Regulation, Byelaw or Order where the Council's approval may be needed.

For further guidance as the need for consent under the Building Regulations, please telephone Havant Borough Council's Building Control team on:

023 9244 6571

APPENDIX 4

LIST: PLANS, DRAWINGS AND DOCUMENTS SUBMITTED WITH THE APPLICATION

Orchard House,
Fittleton,
Salisbury,
WILTS SP4 9QA

02392 446530

Planning Development,
Havant Borough Council.

26 May 2022

Dear Sirs,

Re: PP – 11287030

Proposed 1-Bed Bungalow

17A/B Avondale Road, Waterlooville PO7 7ST

Please find enclosed the following documents.

1. 1/500 Scale Plan TQRQM22118074238684

1-BED BUNGALOW

2. 1/1250 Scale Plan TQRQM22118075141631

1-BED BUNGALOW – Location Plan

3. Design and Access Statement dated 25 May 2022.

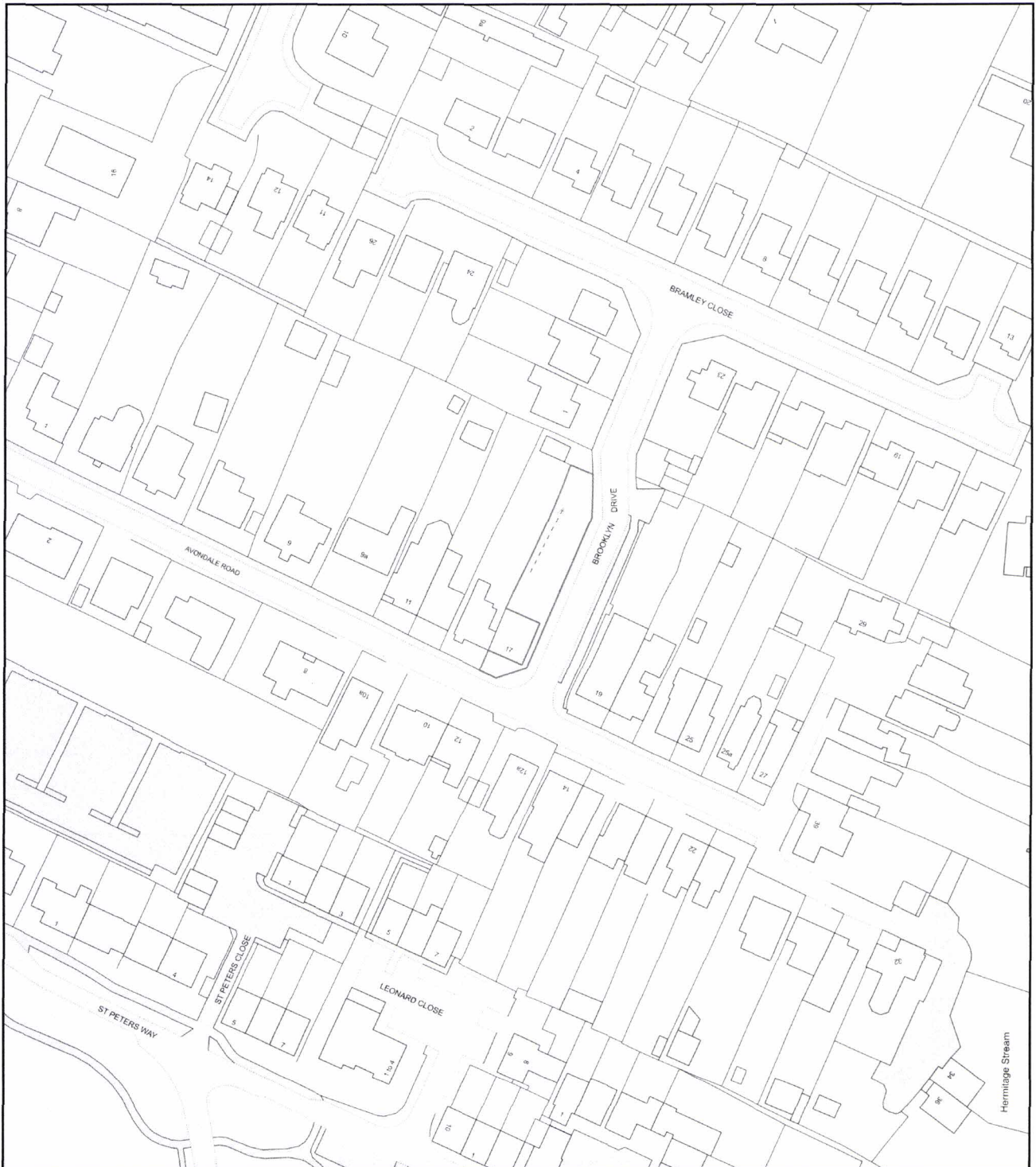
4. 1/100 Detailed Plan layout H1 dated 26 April 2022.

Yours faithfully

Alan Wood CEng MSc MIMechE

Agent

1-BED BUNGALOW - Location Plan



0 50
Metres

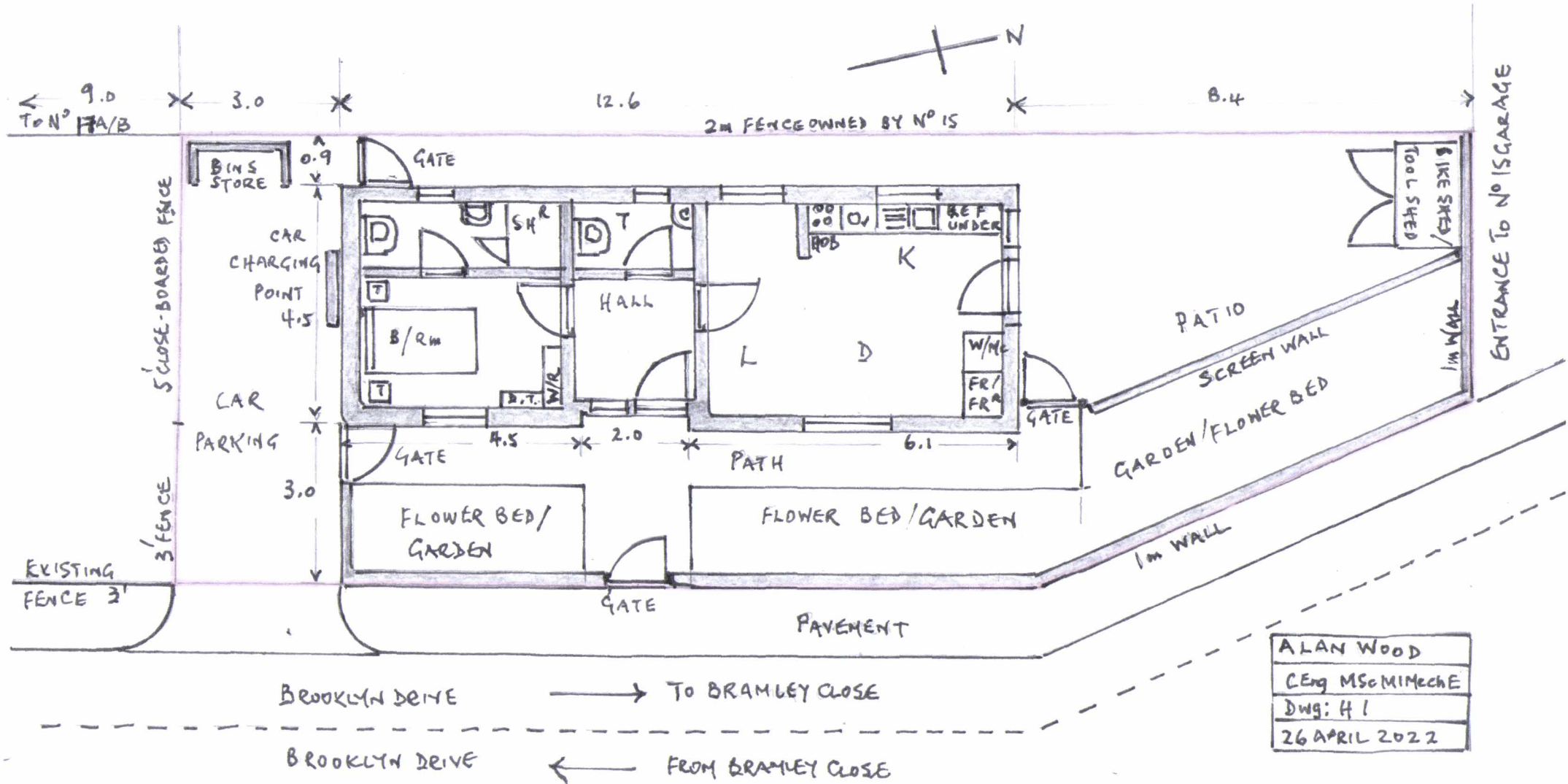
Plan Produced for: alan wood
Date Produced: 28 Apr 2022
Plan Reference Number: TQRQM22118075141631
Scale: 1:1250 @ A4



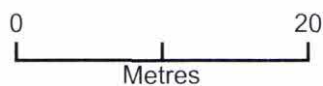
PROPOSED 1-BEDROOM BUNGALOW — 17A/B AVONDALE ROAD

HAVANT BOROUGH
COUNCIL
30 MAY 2022
RECEIVED

SCALE 1:100



1-BED BUNGALOW



Plan Produced for: alan wood
 Date Produced: 28 Apr 2022
 Plan Reference Number: TQRQM22118074238684
 Scale: 1:500 @ A4



1-BEDROOMED BUNGALOW – 17A/B AVONDALE ROAD, WATERLOOVILLE PO7 7ST

DESIGN AND ACCESS STATEMENT

THE SITE

The site is the northern 24 metres of the garden of 17A/B Avondale Road, a two-storey house comprising of a pair of rented flats with entrances not in Avondale Road but adjacent to the pavement in Brooklyn Drive.

In the past 15 years the garden of 17A/B Avondale Road had twice needed to be completely renovated as it is far too long for the tenants' needs, so is not tended.

The owners of the land consider that the overgrown land would make an ideal brownfield site for a bungalow and were encouraged by Planning Officer Mrs. Tina Pickup's Email (1 May 2020) suggesting that the site is suitable for a 1-bedroom bungalow.

Also, the owners of 17A/B Avondale Road had received comments from residents of Bramley Close that they would like to see a bungalow built on the proposed site to enhance Brooklyn Drive, a view confirmed by a recent survey.

(The position of the watercourse drainpipe in the area was resolved by the non-riparian owners of 17A/B Avondale Road at their own expense at the insistence of the Officers of Hampshire County Council (who have finally ensured that their drain is no longer blocked and causing flooding in the High Trees/Avondale Road area). Excavation proved that the pipe is **not** under the proposed site but passes under the land of 1 Brooklyn Drive, information which was readily obtainable from the owner of 1 Brooklyn Drive).

CHARACTER OF THE AREA

Avondale Road is characterized by cars parked in front gardens, at the roadside and on the pavement. The primary cause is that many of the 2-storey houses lack a garage and/or cannot accommodate the number of cars owned.

The western end of Avondale Road has 9 bungalows on the southern side. Most of these bungalows have wide plots, garages and sufficient parking space giving an **attractive visual character** far superior to that created by the 2-storey houses.

There are nine in number 2-storey houses on the northern side, plus a bungalow. A number of the houses are on plots that do not have garages. This has resulted in parking on some of the gardens and forecourts, with extensive roadside parking.

The eastern end of Avondale Road is characterised by similar 2-storey houses, many without garages and having front gardens used for parking. There are a number of cars parked on the gardens, forecourts, the roadside and even on the pavement. Properties 14-24 (even numbers) and 29-39 (odd numbers) have short frontages of 0-3 metres with some cars overhanging the pavement or parked on the road and pavement.

Due to roadside parking and pavement parking there is consequential narrowing of this end of Avondale Road to a single lane. To access their properties in Bramley Close the owners have to navigate the single lane remaining to traffic in both Avondale Road and Brooklyn Drive, then view the drab architecture of Brooklyn Drive with its long boundary fences adjacent to the pavement and its single garages on both sides of the 'dogleg' in the road.

1, 2 & 3 Brooklyn Drive are modern properties built on land where the Bramley Close developer appears to have been permitted to build smaller 2-storey houses with entrances facing Brooklyn Drive instead of the building line of Bramley Close. No3 has recently paved the front garden to provide additional parking. The public may walk within less than 1 metre of its front elevation. (The window has a blind for privacy).



THE PROPOSED BUNGALOW

The proposed all-electric bungalow meets **the principal objectives of the Local Plan** :-

A mix of dwelling types (CS6, p56), **smaller dwellings** (CS9, p57-6.27), **affordable housing** (p17 & CS7, p57-6.17) that is **suitable for an ageing population** (CS9, p57-6.28), **on brownfield land** (CS9, p57-6.13), **reduces opportunities for crime** (CS16, 2a) , **is close to the town centre** which is **accessible by foot and bike** (CS16, 1d), **is not overlooking or overlooked** (CS16, 1e), **has adequate width** (CS16).

It **sits comfortably on the site**, having far more amenity space for both the bungalow and the retained house than Appeal Inspector Robert Parker considered necessary in the appeal of 3 December 2020 (para 14).

The 1-bed bungalow design takes into account informative comments by Planning Officers and Appeal Inspectors in previous applications, appeals and pre-app consultations. **The attractive visual impact is similar to the bungalows in Avondale Road as it has a wide frontage and sufficient parking space alongside the building**, with the entrance facing Brooklyn Drive.

A car parking space 3 metres wide separates the bungalow from the proposed boundary with 17A/B Avondale Road. The access was approved in principle in the appeal of 02 February 2006. There is a car charging point plus a bin store. Cars cannot be parked in the front garden as there is a 1 metre high brick perimeter containing wall.

The bungalow has been set back by 3 metres from the pavement (2.5m further than the entrances to 17A/B Avondale Road which are adjacent to the pavement) to ensure that it is not in the direct sightline of vehicles travelling south through the 'dogleg' in Brooklyn Drive.

It is 0.9 metres from the fence owned by 15 Avondale Road to allow for access to build and maintain the property. It does not overshadow 15 Avondale Road or its garden.

The bungalow is 12 metres from 17A/B Avondale Road, which retains a 9-metre garden, adequate for the tenants' amenity, which they currently maintain.

Being 3 metres from the pavement gives adequate privacy to the home, particularly if blinds or net curtains are fitted, whilst the screen wall gives privacy to the patio.

(The front garden could be reduced to 2.8m to provide a more-spacious bungalow without serious detriment to other characteristics).

The windows give natural light to the entrance hall and all rooms. There is not a window in the southern elevation, ensuring that the rooms are not overlooked or overlooking.

For security there are lockable gates to prevent unauthorised access to the rear of the property.

Internally, it has 1-double-bedroom with an *en-suite* shower, toilet and handbasin, a guest toilet with handbasin and an open-plan lounge, kitchen and dining area.

The kitchen has a cooker and a hob, washing-up space, preparation space with refrigerator under, washing machine and fridge/freezer plus space above the washing machine for a microwave oven.

There is a window overlooking the large patio, which can be accessed from the kitchen, and is shown housing a proprietary double-fronted bike shed/tool/ gardening shed. There is space on the patio for a washing line.



PRECEDENTS

- a) The 3-metre frontage of the proposed bungalow is longer than that of many 2-storey properties on Avondale Road and provides for a front garden, whereas many 2-storey properties have lost this important visual and environmental characteristic due to forecourt parking. (3 Brooklyn Drive is 0 metres from the pavement at the NE corner. 17A/B Avondale Road is 0.5 metres from the pavement at the SE corner).
- b) Closeness to the rear boundary is a characteristic of the first 5 bungalows in Avondale Road (Nos. 2A, 2, 4, 6, 8), which are built up to the rear boundary or within 2 metres of it.
- c) A garden that is adjacent to the pavement is a characteristic of 17A/B, 19 and 27 Avondale Road, 23 Bramley Close and 3 Brooklyn Drive.
- d) 1-3 Brooklyn Drive establishes the precedent for development facing Brooklyn Drive.

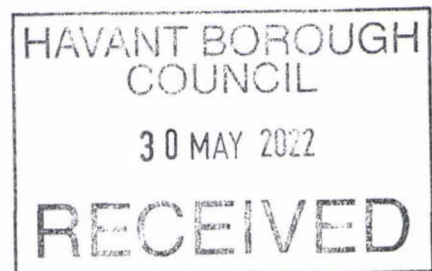
CONCLUSIONS

- a) Whilst the development of 2-storey properties without garages on Avondale Road suited an era when there were few cars, it is now characterized by owners parking cars on the garden in front of the building line, plus roadside and pavement parking. Without garages and/or adequate parking at the side of the house, Avondale Road now has an adverse visual and environmental character. The 2-storey house design, with inadequate parking facilities and long back gardens does not meet the requirements of the Local Plan of today.
- b) The redeeming feature of Avondale Road is the attractive visual impact of the bungalows with wide plots facing Avondale Road, having side parking/garages and no roadside parking. The design of the proposed 1-bedroom bungalow mirrors these bungalows.
- c) The proposed bungalow would enhance Brooklyn Drive.
- d) The proposed bungalow meets the primary objectives of the Local Plan.

[REDACTED]
Alan Wood CEng MSc MIMechE
Agent

Orchard House, Fittleton, Salisbury, WILTS SP4 9QA

25 May 2022

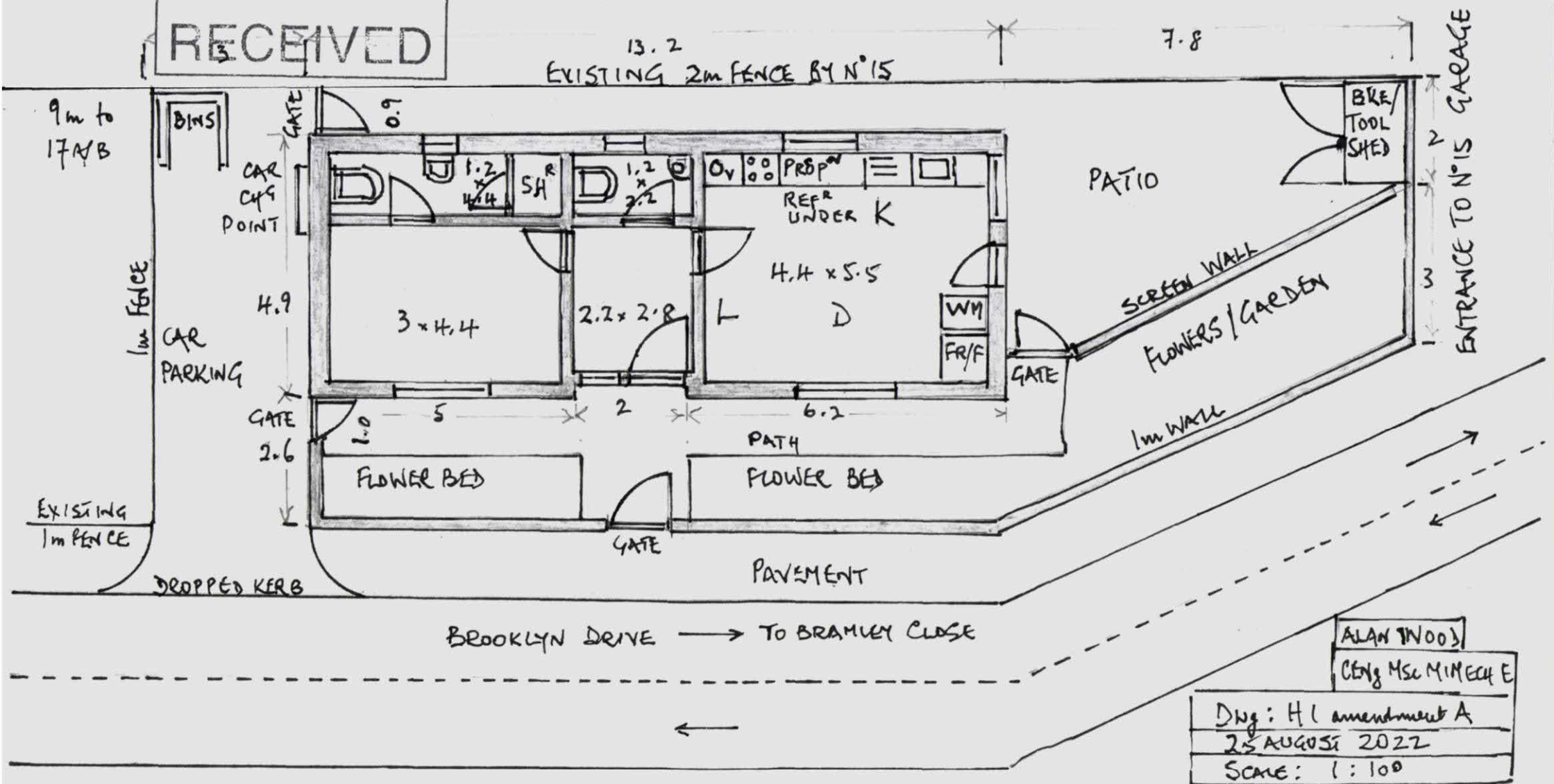


PROPOSED 1-BEDROOM BUNGALOW - 17A/B AVONDALE ROAD

HAVANT BOROUGH
COUNCIL

06 SEP 2022

RECEIVED



APPENDIX 8 - A LIST OF ALL PLANS AND DOCUMENTS UPON WHICH THE LPA MADE THEIR DECISION

We are not aware of any documents, other than those submitted, upon which they made their decision.

They had previously indicated in an email dated 26/09/2022 (APPENDIX 11) that they were going to refuse on the basis of the Inspectors comments on the same site. We presume that they were referring to Appeal Decision APP/X1735/W/20/3257320.

Alan Wood

17/11/2022

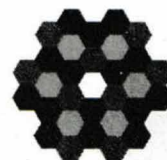
APPENDIX 9 – DRAWINGS WHICH DID NOT FORM PART OF THE ORIGINAL APPLICATION

- I. Drawing H1 amendment A dated 25 August 2022

Alan Wood CEng MSc MIMechE

Agent

18/11/2022



WARNER GOODMAN LLP
DX2210
PORTSMOUTH

APPENDIX 10

SITE OWNERSHIP CERTIFICATE

DX

Date
31 January 2017

Completion of registration

Title number

Property

17 Avondale Road, Waterloooville (PO7 7ST)

Registered proprietor

Your application lodged on 1 December 2016 has been completed. An official copy of the register is enclosed together with an official copy of the title plan.

The official copy shows the entries in the individual register of title as at the date and time stated on it. You do not need to reply unless you think a mistake has been made in completing your application.

An owner's property is probably their most valuable asset so it's important to protect it from the risk of fraud. Please read our property fraud advice at www.gov.uk/protect-land-property-from-fraud

Important information about the address for service

If we need to write to an owner, a mortgage lender or other party who has an interest noted in the register, we will write to them at their address shown in the register. We will also use this address if we need to issue any formal notice to an owner or other party as a result of an application being made. Notices are often sent as a safeguard against fraud so it is important that this address is correct and up-to-date. If it is not, the property owner or other party may not receive our letter or notice and could suffer a loss as a result.

Up to three addresses for service can be entered in the register. At least one of these must be a postal address, but this does not have to be in the United Kingdom; the other two may be a DX address, a UK or overseas postal address or an email address.

Please let us know at once of any changes to an address for service.

For information on how a property owner can apply to change their contact details or add an address, please see www.gov.uk/government/publications/updating-registered-owners-contact-address on GOV.UK (or search for "COG1") or contact Land Registry Customer Support (0300 006 0411) (0300 006 0422 for Welsh speakers service) from Monday to Friday between 8am and 6pm.

If you require this correspondence in an alternative format, please let us know.

Land Registry
Kingston upon Hull Office
PO Box 75
Gloucester
GL14 9BD

DX 321601 Gloucester 33

Tel 0300 006 0011
kingstonuponhull.office
@landregistry.gov.uk

www.gov.uk/land-registry

ON PROPOSED 2-BED BUNGALOW

From: Pickup, Tina <Tina.Pickup@havant.gov.uk>
Sent: 01 May 2020 16:35
To: Mark Holman
Subject: APP/20/00146 - 17A - 17B Avondale Road

APPENDIX 11 - SUPPORT BY LPA FOR
1-BED BUNGALOW

As noted.

Dear Mr Holman,

Having had long discussions about this application with my team leader, I can now update you on the various issues, as follows:

Parking – I have clarified matters with the County Highway Engineer and I am expecting him to withdraw his request for a parking survey. I am of the opinion that sufficient on-site parking to serve the proposed development is provided, in accordance with our adopted Parking SPD. Whilst it is acknowledged that the provision of the dropped kerb would result in the loss on one on street parking space, on an unclassified road with no parking restrictions, this would be something that is potentially permitted development.

However, please note the request to demonstrate suitable pedestrian visibility splays of 1.5m x 1.5m – if you could show this on the plans please.

Drainage – Again I have had discussions with our own drainage engineer following the third party representations and consultee response from the Lead Local Flood Authority raising the flooding experienced on site. It seems that the LLFA have identified an 'ordinary watercourse' as likely to be an underground pipe that runs, possibly as shown on their map, and could cross the site or nearby, that is probably blocked and causing the flooding reported. Because most residents wouldn't even know the pipe is there, the letter to residents from the LLFA in February was advising them of their maintenance responsibilities and asking neighbours to co-operate with each other to try and locate the route and access points of the pipe run. The route shown on the plan is only an estimate and they need residents co-operation to accurately find the pipe on site.

The only way to resolve the flooding issue is for someone to do a trial hole to locate the pipe, build a manhole on it, and then do the maintenance required to get it flowing again. As the responsibility lies with all the land owners through which the pipe flows, then ideally this would be a joint venture with contributions from all the people along the route. Such work would also need LLFA consent.

I am assuming this has not happened locally to date. So, since this pipe could cross the application site, and if it did, then any foundations could damage it, I think that the applicant needs to at least dig trial holes across the site to establish whether it crosses their site or not.

With respect to the proposed infiltration drainage, because the soils in the area are mixed and may not be suitable, then a BRE test would need to be done prior to commencement. This could be a pre-commencement condition (in the event of permission) or you may wish to check this at this stage, combined with the above works.

Merits of Case – however, notwithstanding the technical issues above, we also have some concerns over the principle of the proposal. As you are aware from the planning history and appeal, and pre-application enquiry, this was always going to be a marginal case. Currently I am particularly concerned at the re-allocation of site area compared to the pre-application enquiry, with a substandard amount of amenity space remaining for the host dwelling. The garden depth available for 17A is reduced to only about 6.5m which is significantly below our recommended minimum of 10m and is also out of character with the surrounding area. I think it is symptomatic of the site not being quite big enough to accommodate the proposal and it therefore being an overdevelopment.

for a 1-bed (As noted)

for a 2-bed (As noted)

As indicated in the pre-app response, if the proposal were reduced to a one bedroom unit, then the application dwelling footprint would be reduced, so too would the need for one of the parking spaces. This would enable the site area to be reduced and thus restoring a larger amenity area for the host dwelling.

for a 2-bed (As noted)

So, I am afraid, that as currently submitted I am not in a position to support the proposal which I consider to be an overdevelopment of the site and out of character with the surrounding pattern of development, contrary to policy CS16. You

therefore have options – you could accept a refusal enabling you to appeal the decision; or you could withdraw and re-submit in the future – also giving you the chance to address the drainage issues more fully.

I realise this is disappointing to you, but I trust you will consider my points,

Thanks, Tina Pickup

Tina Pickup

Senior Planning Officer - 02392 446461

(Mondays/Wednesdays/Fridays)

Planning Services

Havant Borough Council, Public Service Plaza, Civic Centre Road, Havant PO9 2AX

Email: tina.pickup@havant.gov.uk

www.havant.gov.uk

www.facebook.com/havantboroughcouncil

www.twitter.com/havantborough

From: Pickup, Tina

Sent: 27 April 2020 16:36

To: 'Mark Holman' [REDACTED]

Subject: RE: PLANNING APPLICATION APP/20/00146 - AVONDALE

Thanks Mark for updating the notice – since its been in situ since 09/04 we can live with its back-dating in this instance.

Re the parking and drainage issues – your use of the word “yet” is pertinent - I have been beaver away in the background with respect to the County's comments re the parking survey & also the watercourse issue and have sought more detailed advice from our drainage engineer. I'm due to have a meeting with my team leader on Wednesday and I wanted to discuss both of these issues with her before I get back to you formally. I will update you further on Wednesday with any requests!

For clarity, since I can't make site visits at the moment, please can you just explain the layout etc of the host dwelling at 17. I note its 17A and 17B but I can't find any planning history for its subdivision. How long has it been subdivided? Are they 2 self-contained flats or Houses in Multiple Occupation ie let out with shared facilities? Is it an upstairs and downstairs subdivision? How many bedrooms for each flat? How is access to the rear amenity area divided up? Does the applicant, [REDACTED] own 17A and 17B?

Sorry, lots of questions, but these are all the sorts of things I would have learnt from a site visit, so perhaps if you could do your best just to explain the situation on site for me please?

Thanks, Tina