

Planning Department - Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

14th November 2018

Dear Sir/Madam,

RE: PROPOSED NEW DWELLING

Site Address: Land behind 55 New Road, Havant PO9 1DD with access via James Road

Please find the enclosed planning application.

Background

The existing land is the rear garden of 55 New Road and include two outbuildings within the boundary of the rear garden and a drive hard standing with access to the James Road.

Planning History

A planning application for a new 3 bedroom dwelling was submitted in May 2018 Ref: APP/18/00524 and refused on 30th May 2018. The reason(s) for the Council's decision to refuse planning permission is/are:

1. Development of the site in the manner proposed would amount to overdevelopment in that it would give rise to an unsatisfactory plot size and a cramped and congested layout that would conflict with the established pattern of development in the locality. The proposed dwelling, by reason of its size, design and siting relative to existing surrounding development, would be harmful to the character and appearance of the street scene and would not provide satisfactory living conditions for the occupants of the proposed dwellings and a loss of amenity to the adjoining property to the west. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.

2 The parking areas proposed for both the existing and proposed dwellings do not provide adequate car parking for 3 bedroom properties. Consequently it has not been demonstrated that sufficient parking can be provided on site for the proposed development in accordance with the Local Planning Authority's adopted standards and the proposed development would therefore encourage the parking of vehicles on the public highway which would interrupt the free flow of traffic, detrimental to residential amenity and contrary to Policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.

3 The proposal, without completion of the appropriate binding arrangements to secure a contribution towards the Solent Recreation Mitigation Strategy, is contrary to the Council's Policy on contributions towards measures of mitigation adopted by the Local Planning Authority which seeks

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to ensure that the provision is made from new development towards mitigating against increasing recreational pressure on the Solent SPA. It is therefore contrary to policies CS21 of the Havant Borough Local Plan (Core Strategy) 2011 and Policy DM24 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework 2018.

Proposal

It is proposed that the existing rear garden of 55 New Road is subdivision to form a new site and building plot for a single dwelling with access via James Road. 55 New Road will retain 317m² of land. The proposed site will be 207m² land.

The three reasons of refusal of application APP/18/00524 have been addressed as follows:

1. The design of the dwelling has been altered to only provide two bedrooms. The layout of the dwelling has been aligned with established patterns of developments in the locality. The proposed dwelling has been designed to be in keeping with the existing properties on James Road and New Road in terms of character and appearance. The proposed dwelling design, position and property layout has been designed not to overlook adjoining properties and respect neighbouring private amenity space to the West. The scheme is in keeping with CS16 of Havant Borough Local Plan (Core Strategy) 2011, the National Planning Policy Framework 2018 and Partnership for Urban South Hampshire (PUSH).
2. The proposed parking area has been increased from 28m² to 44m² and provides a good level of off-street parking for a minimum two vehicles. This will be no requirements for on street parking and no interruption to free flow traffic. The scheme has good visibility and access. The scheme is in keeping with policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.
3. This application is happy to offer a contribution towards the Solent Recreation Mitigation Strategy and complete a binding application for an agreement. Including allocation for DM24.

The new scheme will use materials to reflect the local surroundings and use modern construction methods of the highest quality utilising local trades and skills. The use of external materials if needed could be conditioned for approval by the LPA before construction begins.

The design will significantly enhance its immediate setting and wider surroundings, with a notably improved visual impact. The property will provide a comfortable home and positively contribute to local design, with above average thermal efficiency through use of renewable energies.

Please see the attached existing and proposed drawings for full details.

Planning Policy

The following planning policies have been considered and applied to produce the proposed development:

The site is within a Settlement Policy Boundary and is in keeping with the LPA policies of the Havant Borough Local Plan (Core Strategy) 2011, the National Planning Policy Framework 2018, and is considered to be in favour for an appeal with the planning inspectorate.

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Policies considered:

Policy CS16 - High Quality Design.

Policy DM13 - Car and Cycle Parking on Residential Development.

Policy CS21 - Developer Requirements

Policy DM24 of the Local Plan (Allocations)

Code for Sustainable Homes

Residential Design Guide

National New Dwelling Standards

Partnership for Urban South Hampshire (PUSH)

Assessment

The principle of the proposal is established in local plan (Core Strategy).

National Planning Policy Framework (NPPF)

The design of the scheme respects the character of the site and the location, reflecting the proportions seen locally. It provides an opportunity to use a residential site to provide an additional dwelling, contributing to the local community and surroundings.

The proposed construction will provide economic benefits to trades and suppliers in the area and will demonstrate use of local skills.

Conclusion

The proposed scheme represents an appropriate addition to the area and improvement to the existing site, consistent with local housing and planning policy and in keeping with the surrounding area.

Should you require any further detail or have any questions, please do not hesitate to contact me.

Yours faithfully,



Mr James Jay
The Planning Service