

Householder Application for Planning Permission for works or extension to a dwelling.
Town and Country Planning Act 1990**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.

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	Darren	Surname:	Cook	
Company name:						
Street address:	16 Belmont Grove			Country Code	National Number	Extension Number
	Bedhampton			Telephone number:		
	Havant			Mobile number:		
Town/City:	Hampshire			Fax number:		
County:	Hampshire			Email address:		
Country:						
Postcode:	PO9 3PU					
Are you an agent acting on behalf of the applicant?				☐ Yes ☒ No		

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Description of Proposed Works

Please describe the proposed works:

One bedroom end of terrace house (advice already sought from Havant Borough Council Planning).

Has the work already been started without planning permission?

☐ Yes ☒ No**4. Site Address Details**

Full postal address of the site (including full postcode where available)

House:	7	Suffix:	
House name:			
Street address:	James Road		
Town/City:	Havant		
County:	Hampshire		
Postcode:	PO9 3EL		

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	471014
Northing:	106846

Description:



5. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☒ Yes ☐ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

☒ Yes ☐ No

If Yes to any questions, please show details on your plans or drawings and state their reference number(s):

Details of the pre-application advice received:

Dear Ms Grant

Site Location: 7 James Road, Havant, PO9 3EL

Re: Proposed new dwelling.

I am writing to you further to your enquiry received on the 19 January 2015 regarding the above address.

The main issues in relation to a proposal of this nature are considered to be:

1. The principle of residential development
2. The impact on the character and appearance of the area
3. The suitability of the proposed development in terms of residential amenity
4. Garden provision
5. Highway requirements
6. Community Infrastructure Levy requirements

The principle of residential development

The application site is located within the settlement area of Havant where the principle of development is acceptable provided the development is in accordance with the Development Plan and all other material planning considerations.

Whilst private garden areas are not included within the definition of previously developed land, the position of the site within the settlement area is a material consideration.

The National Planning Policy Framework (NPPF) establishes a presumption in favour of sustainable development however this should not be to the detriment of the local area.

Paragraph 6 makes it clear that regard must be had to the document as a whole in determining what the Government's view of sustainable development means in practice. It promotes the effective use of land through the re-use of previously developed land. With paragraph 49 stating that "housing applications should be considered in the context of the presumption in favour of sustainable development."

However, paragraph 56 makes it abundantly clear that "Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people." Paragraph 58, bullet 4 seeks to ensure that development responds to local character, with bullet 6 requiring good architecture.

Paragraph 59 seeks to ensure the sustainable construction of the dwellings, whilst paragraphs 60 and 61 seek to ensure the development is designed well accounting for local context.

Policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011 seeks to reflect the requirements of the NPPF at a local level. It too encourages the principle of development within the settlement area, provided that any new development pays proper regard to the character and appearance of the area, design and neighbour amenity.

The impact on the character and appearance of the area

James Road is residential in nature comprising largely of similar style and design two storey dwellings. It is noted that the proposal would seek to replicate the built form both in terms of scale and design. It is considered that this approach is acceptable in this instance.

It is noted that there is an access road to the south of the site leading to a private parking area. At the moment the access road is open by the fact that there is no immediate development either side of it. The proposal would alter this characteristic.

It is important that open spaces are retained where appropriate to prevent the enclosing of the streetscene. However, in this instance because there is additional space on the other side of the access road I do not see this as a reason to object in this case.

I am concerned that the front garden would be given over to hardstanding and that the parking layout shown at the front would not meet the minimum size requirements for a parking space (2.4m by 4.8m), however it would appear with slight modification this issue could be overcome. You would however need to show refuse storage for the new and retained dwelling.

Overall the simple form and design is reflective of the immediate area and the general layout in keeping also. As such I do not believe that the proposed development would materially harm the general character and appearance of the area and would largely comply with the objectives and requirements of the NPPF, 2012 and policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

The suitability of the proposed dwelling in terms of residential amenity

Having regard to the positioning of the dwelling and the separation distances between neighbours I am of the view that the development would not result in unacceptable harm to neighbour amenity.

Garden Provision

The garden space shown would meet with the Council's minimum size requirements and would provide sufficient passive recreational space for a one bedroom dwelling.

It is also accepted that suitable garden space is retained for the existing two bedroom dwelling.

Highway requirements

The proposal shows one space per dwelling. Normally a two bedroom dwelling would require on-site parking provision for two spaces, however it is noted that there is no on-site provision shown at present. Therefore in this instance one space per dwelling is considered to be acceptable.

I would highlight however that the rear parking space would be from the private access road. Therefore any formal planning submission would need to suitably show that this could be achieved and that there would be a right to access this parking space from this road.

Subject to car and cycle parking for the proposed development being provided in accordance with the Council's Residential Parking and Cycle Provision Supplement 2012.



6. Pre-application Advice

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

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Mr

First name: S

Surname: Andrews

Reference:

GEN/15/00057

Date (DD/MM/YYYY):

16/02/2015

(Must be pre-application submission)

Conclusion:

In conclusion, the proposed development is considered to be acceptable in principle, subject to an amended parking layout to the front and confirmation that on-site parking can be provided to the rear.

I trust this information is of assistance.

Please note that the above comments are the opinion of an individual Planning Officer and are in no way binding upon the Council when determining an application for planning permission and nor will they prejudice the outcome of any application submitted.

This advice also only relates to planning matters, and 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.

Yours sincerely

Mr. S Andrews

Planning Officer

Our Ref: GEN/15/00057



7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development?

☐ Yes ☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes ☒ No

8. Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes ☒ No

9. Authority Employee/Member

With respect to the Authority, I am:

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

Do any of these statements apply to you?

☐ Yes ☒ No

10. 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? (Please select only one)

☐ The agent ☒ The applicant ☐ Other person

11. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of existing materials and finishes:

Brick and block.

Description of proposed materials and finishes:

Brick and block work to match existing as near as.

Roof - description:

Description of existing materials and finishes:

Pitched roof and concrete tiles.

Description of proposed materials and finishes:

Pitched roof and concrete tiles to match existing.

11. (Materials continued)

Windows - description:

Description of existing materials and finishes:

White UPVC.

Description of proposed materials and finishes:

White UPVC to match existing.

Doors - description:

Description of existing materials and finishes:

Doors UPVC.

Description of proposed materials and finishes:

Doors UPVC to match existing.

Boundary treatments - description:

Description of existing materials and finishes:

Fencing and brick wall.

Description of proposed materials and finishes:

Fencing and brick wall to match existing.

Vehicle access and hard standing - description:

Description of existing materials and finishes:

None.

Description of proposed materials and finishes:

Proposed drop kerb. Block pave front to No7 and New Dwelling. Rear parking, access to gardens to be obtained from Portsmouth City Council, see email dated 27th March 2015.

No 7 James Road, already has a parking permit from Portsmouth City Council to park adjacent to the building, parking space no 3.

Lighting - add description

Description of existing materials and finishes:

None.

Description of proposed materials and finishes:

None.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Letter from Mr S Andrews - HBC - dated 16th February 2015

Email from Jay Murphy - Portsmouth City Council - dated 27th March 2015

Letter from Portsmouth City Council re Parking Permit - dated 25th November 2014

12. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding (*"agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act*).

Title: First name: Surname:

Person role:

Declaration date:

☒ Declaration made

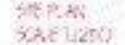
13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the 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 opinions of the person(s) giving them.

☒ Date



RECEIVED



All new materials to match existing

MR & MRS COOK
7 LAMES RD
REDHAMPTON
DORSET

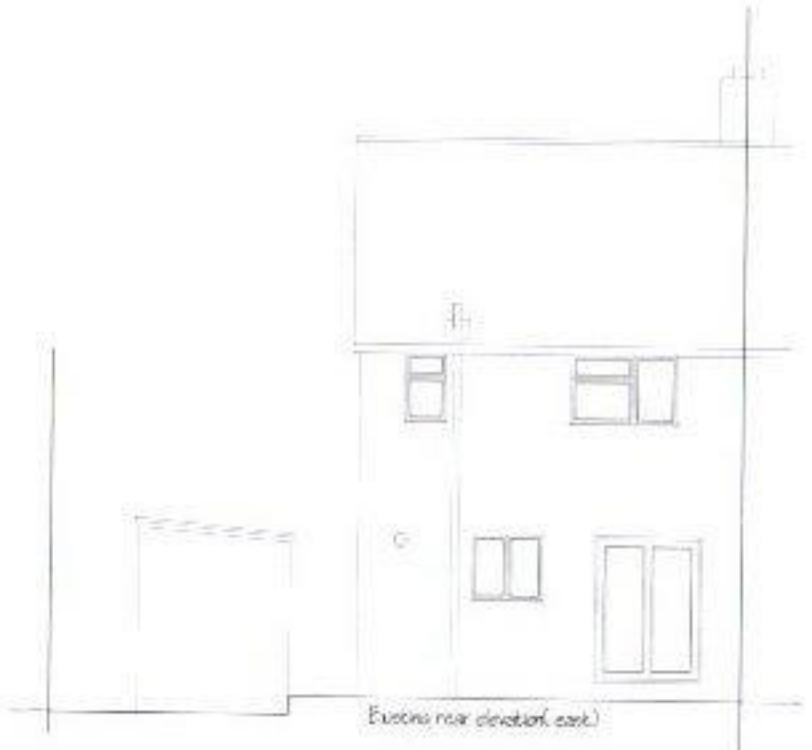
DRAWING NUMBER 101

DATE 27 10 11

TITLE LOCATION PLAN

SCALE 1 1250

HAVANT BOROUGH
COUNCIL
29 NOV 2016
RECEIVED



SCALE 1:100



MR & MRS COOK
7 JAMES RD
BERHAMPTON
PO9 3EL

DRAWING NUMBER 103
TITLE FASTING AND PROPOSED
ELEVATION 1

DATE 27.10.14
SCALE 1:100

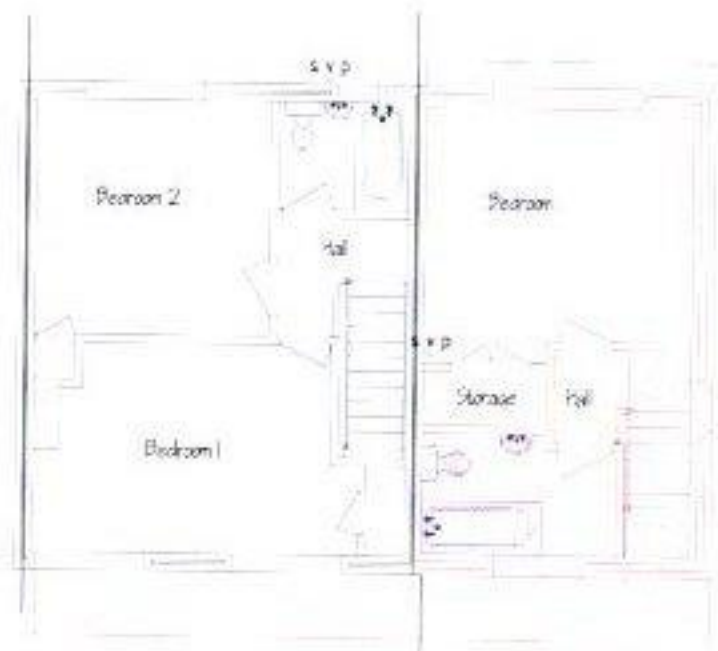


Existing First Floor Layout

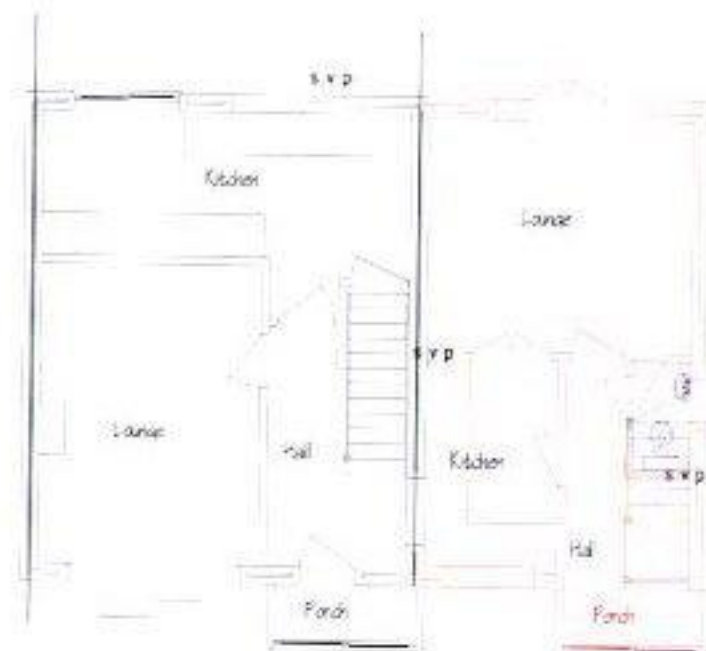


Existing Ground Floor Layout

SCALE 1:100



Proposed First Floor Layout



Proposed Ground Floor Layout

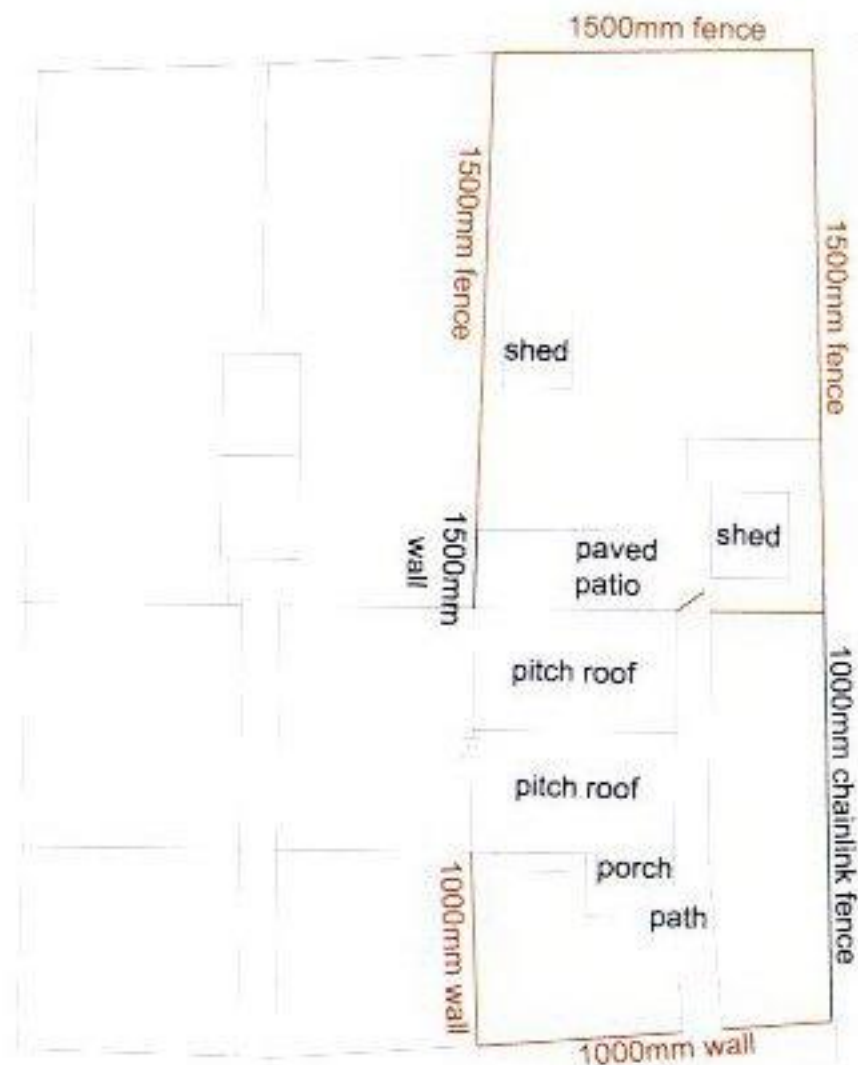
HAVANT BOROUGH
COUNCIL
29 NOV 2016
RECEIVED

MR & MRS COOK
7 JAMES RD
BEDHAMPTON
PO9 3EL

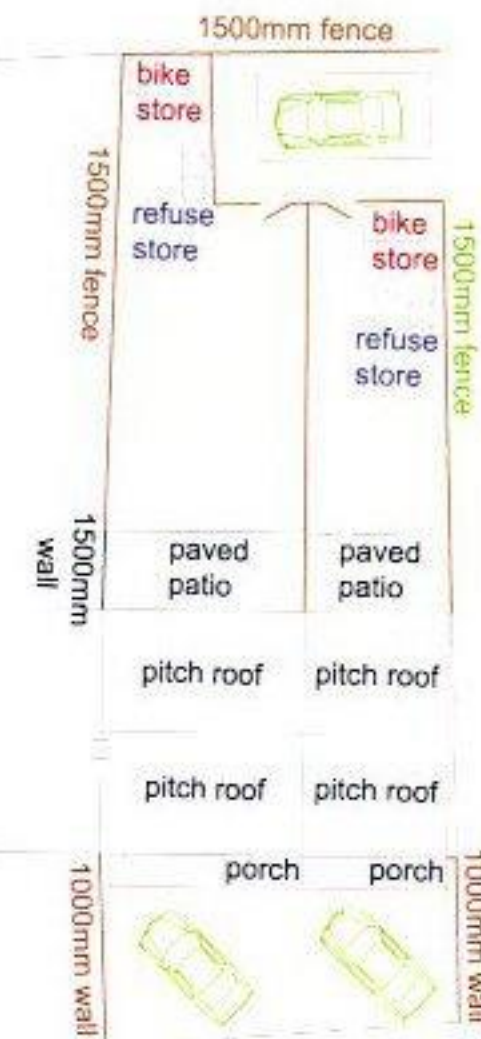
DRAWING NUMBER 105
TITLE EXISTING AND PROPOSED
PLANS

DATE 27 10 14
SCALE 1:100

HAVANT BOROUGH
COUNCIL
29 NOV 2016
RECEIVED



EXISTING
BLOCK PLAN
SCALE 1:200



PROPOSED
BLOCK PLAN
SCALE 1:200

MRS & MRS COOK
7 LANE RD
BEDHAMPTON
PO9 3EJ

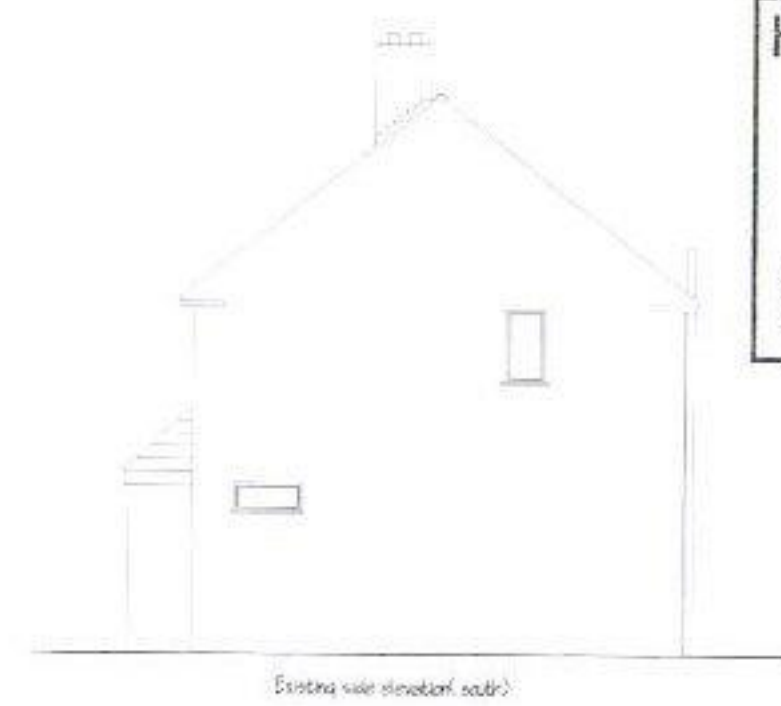
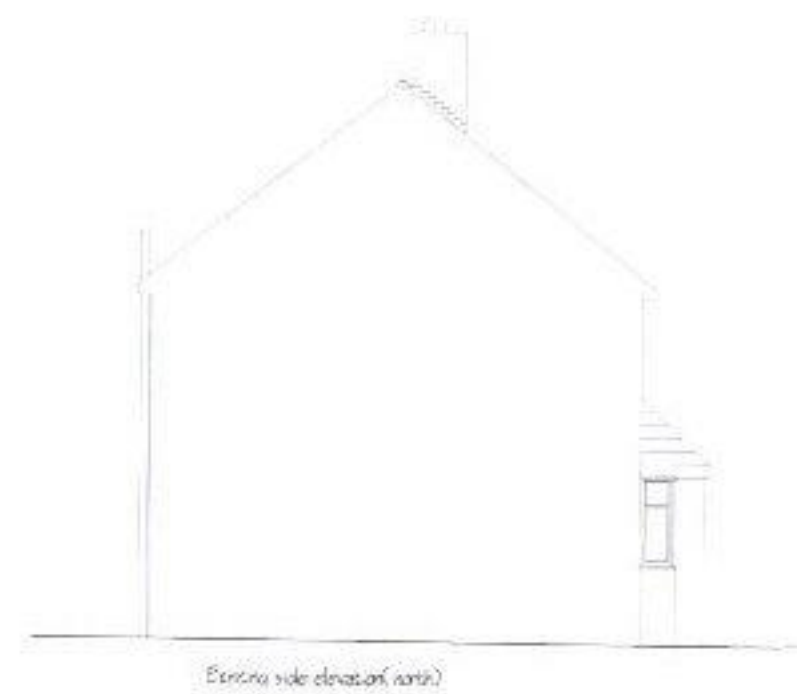
DRAWING NUMBER 103

DATE 27 10 11

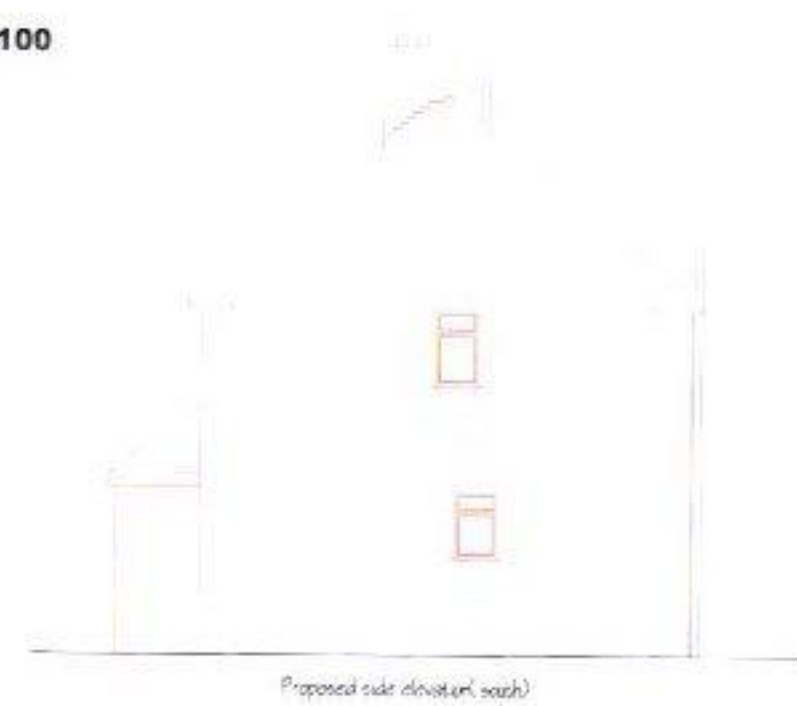
TITLE BLOCK PLAN

SCALE 1:200

HAVANT BOROUGH
COUNCIL
29 NOV 2013
RECEIVED



SCALE 1:100

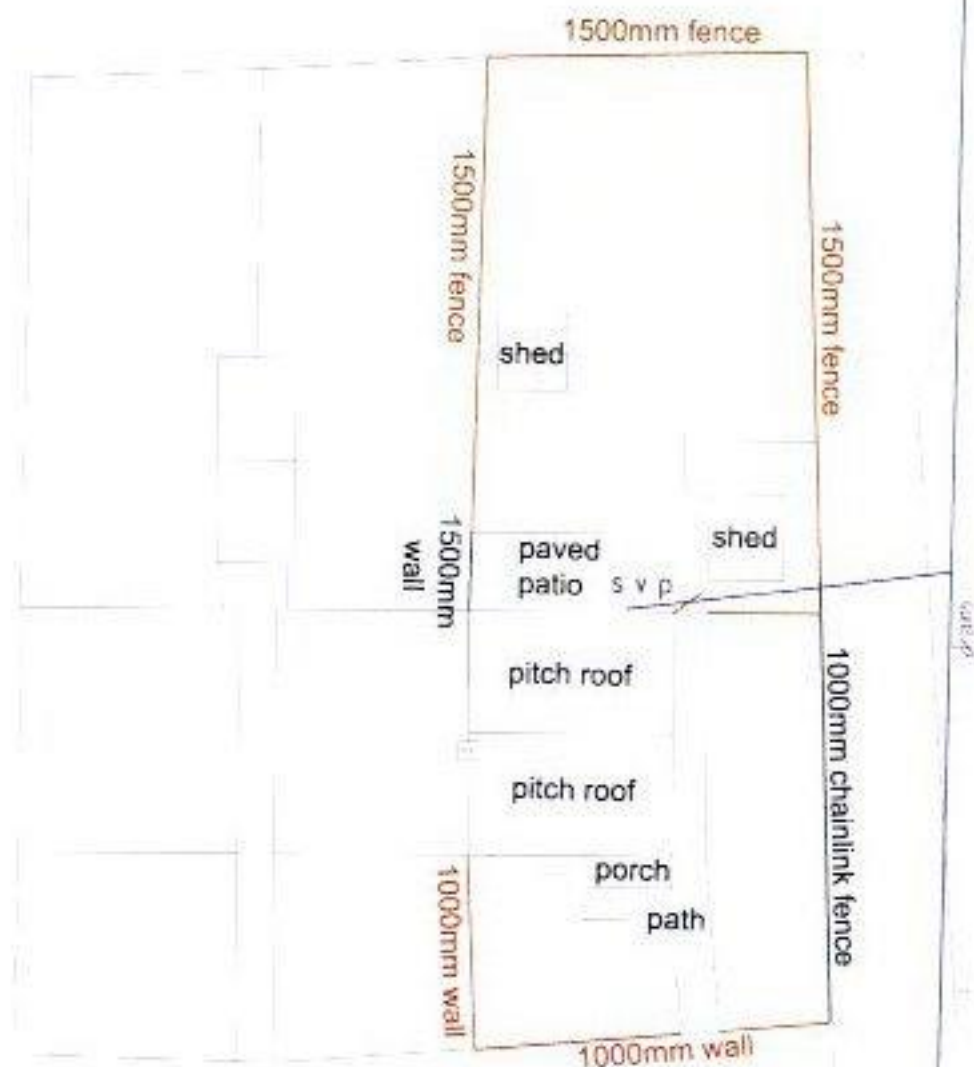


MR & MRS COOK
7 JAMES RD
BEDHAMPTON
PO9 3EJ

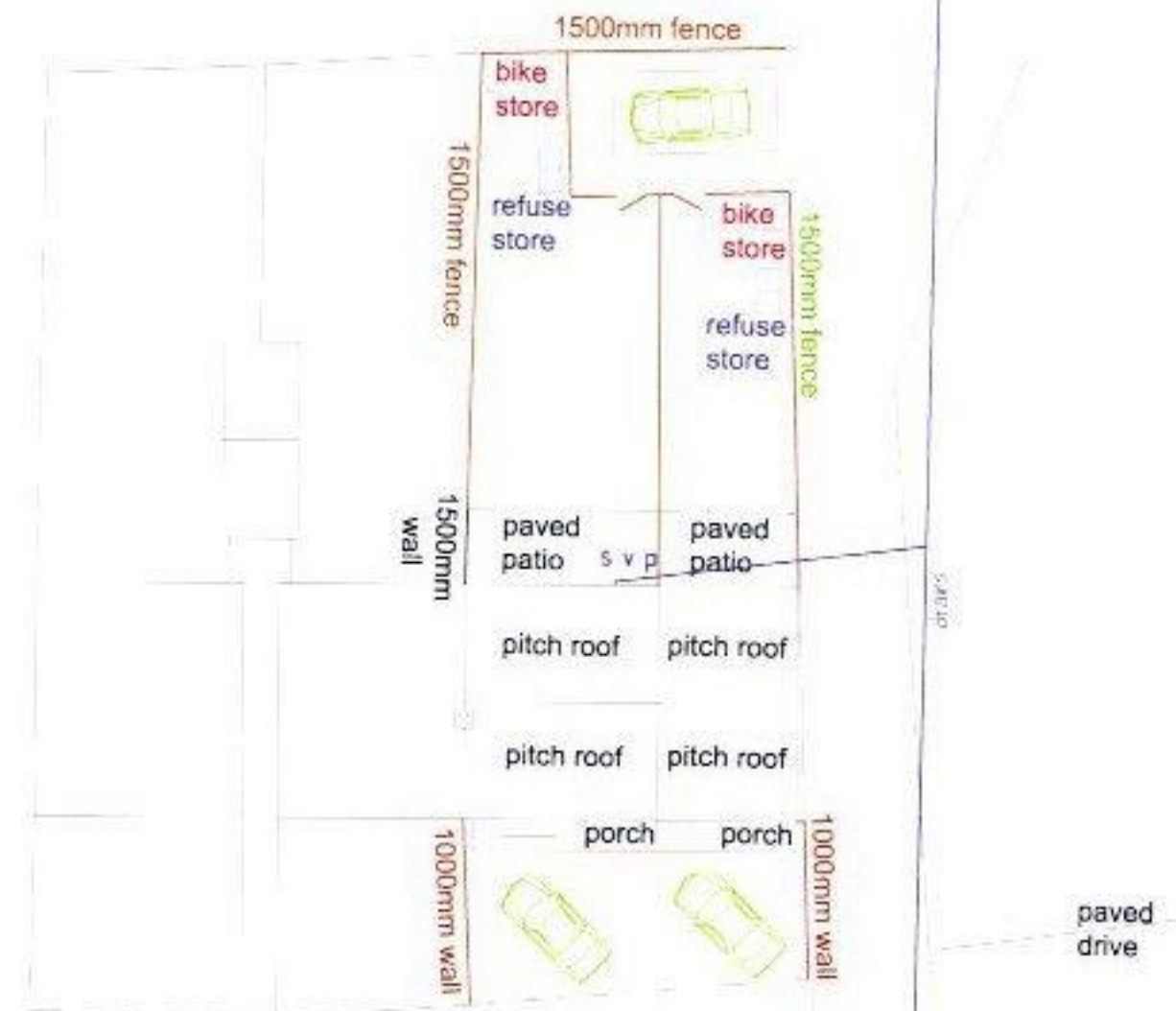
DRAWING NUMBER 101
TITLE EXISTING AND PROPOSED
ELEVATION 2

DATE 27 10 14
SCALE 1:100

HAVANT BOROUGH
COUNCIL
29 NOV 2013
RECEIVED



EXISTING
BLOCK PLAN
SCALE 1:200



PROPOSED
BLOCK PLAN
SCALE 1:200