

Telephone: 023 9247 4174
Fax: 023 9248 0263
Website: www.havant.gov.uk

DEVELOPMENT MANAGEMENT COMMITTEE AGENDA

Membership:

To be confirmed at the Annual Council meeting on 10 May 2017

Meeting: Development Management Committee
Date: 18 May 2017
Time: 5.00 pm
Venue: Hurstwood Room, Public Service Plaza, Civic Centre Road,
Havant, Hampshire PO9 2AX

The business to be transacted is set out below:

Nick Leach
Monitoring Officer

9 May 2017

Contact Officer: Jack Caine 023 92446230
Email: jack.caine@havant.gov.uk

Page

PART A - (Items Open for Public Attendance)

1 Appointment of Chairman

To consider appointing a Chairman for the meeting.

2 Apologies for Absence

To receive and record apologies for absence.

3	Minutes	1 - 6
	To approve the minutes of the Development Management Committee held on 27 April 2017.	
4	Matters Arising	
5	Site Viewing Working Party Minutes	To Follow
	To receive the minutes of the Site Viewing Working Party held on 11 May 2017	
6	Declarations of Interest	
	To receive and record declarations of interests from members present in respect of the various matters on the agenda for this meeting.	
7	Chairman's Report	
	The Chairman to report the outcome of meetings attended or other information arising since the last meeting of the Committee.	
8	Matters to be Considered for Site Viewing and Deferment	
	The Committee are invited to consider any matters they wish to recommend for site viewing or deferment.	
9	Deputations	
	To receive requests to make a deputation to Committee.	
10	Applications for Development and Development Control Matters	7 - 10

Part 1 - Applications Viewed by the Site Viewing Working Party

10(1)	APP/17/00278 - 234 Sea Front, Hayling Island, PO11 0AU	11 - 40
	Proposal: Change of Use from A1 retail to C3 residential with alterations and additions including rear extension and new mansard roof to form five self-contained flats; with associated car parking with access from Green Lane.	
	Additional Documents:	
	https://tinyurl.com/lswqahp	
10(2)	APP/17/00233 - 32 Wallis Road, Waterlooville, PO7 7RX	41 - 58
	Proposal: Two storey and single storey rear extension; new porch; changes to fenestration and re-modelling to include cladding to all elevations.	

Additional Documents:

<https://tinyurl.com/letjvev>

Part 2 - Applications Submitted by Havant Borough Council or Affecting Council Owned Land

10(3) APP/17/00438 - 101 - 109 North Street Emsworth, PO10 7PH 59 - 68

Proposal: Application for non-material change to Planning Permission APP/16/01110 relating to change of brick type to Ibstock Sharpthorne mixed stock and change of coping type to Ibstock Cisbury Half Round.

11 Appointment of Site Viewing Working Party 69 - 70

12 Appointment of Chairman 71 - 72

To consider appointing a Chairman for the next meeting of the Development Management Committee in accordance with the rota and Standing Order for the Committee.

GENERAL INFORMATION

IF YOU WOULD LIKE A VERSION OF THIS AGENDA IN LARGE PRINT, BRAILLE, AUDIO OR IN ANOTHER LANGUAGE PLEASE CONTACT DEMOCRATIC SERVICES ON 023 92 446 231

Internet

This agenda and its accompanying reports can also be found on the Havant Borough Council website: www.havant.gov.uk. Would you please note that committee reports are subject to changes and you are recommended to regularly check the website and to contact *Jack Caine* (tel no: 023 92446230) on the afternoon prior to the meeting for details of any amendments issued.

Public Attendance and Participation

Members of the public are welcome to attend the Public Service Plaza and observe the meetings. If you wish to address the Committee on a matter included in the agenda, you are required to make a request in writing (an email is acceptable) to the Democratic Services Team. A request must be received by 5pm on **Tuesday, 16 May 2017**. Requests received after this time and date will not be accepted

In all cases, the request must briefly specify the subject on which you wish to speak and whether you wish to support or speak against the matter to be discussed. Requests to make a deputation to the Committee may be sent:

By Email to: jack.caine@havant.gov.uk or DemocraticServicesTeam@havant.gov.uk

By Post to :

Democratic Services Officer
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant, Hants P09 2AX

Delivered at:

Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant, Hants P09 2AX

marked for the Attention of the "Democratic Services Team"



Havant

BOROUGH COUNCIL

PROTOCOL AT MEETINGS – RULES OF DEBATE

Rules of Debate

- Councillors must always address each other as “Councillor ...” and must always address the meeting through the Chairman;
- A motion must relate to the business included on the agenda or accepted by the meeting as urgent business
- A motion must be proposed and seconded before it is debated until it is either accepted or rejected by a vote;
- An amendment can be proposed to the original motion and this must be seconded before it is debated;
- The mover of an original motion may, with the consent of the mover of an amendment, incorporate an amendment into the motion;
- Only one amendment may be moved at a time. No further amendments can be moved until the previous amendment has been dealt with;
- Each amendment must be voted on separately;
- If an amendment is carried, the amended motion becomes the substantive motion to which further amendments may be moved;
- If an amendment is lost, other amendments may be moved to the original motion.
- The mover may withdraw an amendment at any time
- After an amendment has been carried, the Chairman will read out the amended (substantive) motion, before accepting any further amendment, or if there are none, put it to the vote.

Voting

- Voting may be by a show of hands or by a ballot at the discretion of the Chairman;
- Councillors may not vote unless they are present for the full duration of the item;
- Where there is an equality of votes, the Chairman may exercise a second (casting) vote;
- Two Councillors may request, before a vote is taken, that the names of those voting be recorded in the minutes
- Councillors may not vote unless they are in the meeting for the full debate on any particular item
- A Councillor may request that his/her vote be recorded in the minutes

Order of Business

Please note that the agenda order will be revised so that “uncontested” items are considered prior to 6 pm. The Contact Officer for this agenda can be contacted on (023) 9244 6232) on the afternoon prior to the meeting for details of the revised order, details of which are circulated at the meeting.

Who To Contact If You Wish To Know The Outcome Of A Decision

If you wish to know the outcome of a particular item please contact the Contact Officer (contact details are on page i of the agenda)

Disabled Access

The Public Service Plaza has full access and facilities for the disabled.

Emergency Procedure

Please ensure that you are familiar with the location of all emergency exits which are clearly marked. In the unlikely event of an emergency an alarm will sound.

PLEASE EVACUATE THE BUILDING IMMEDIATELY.

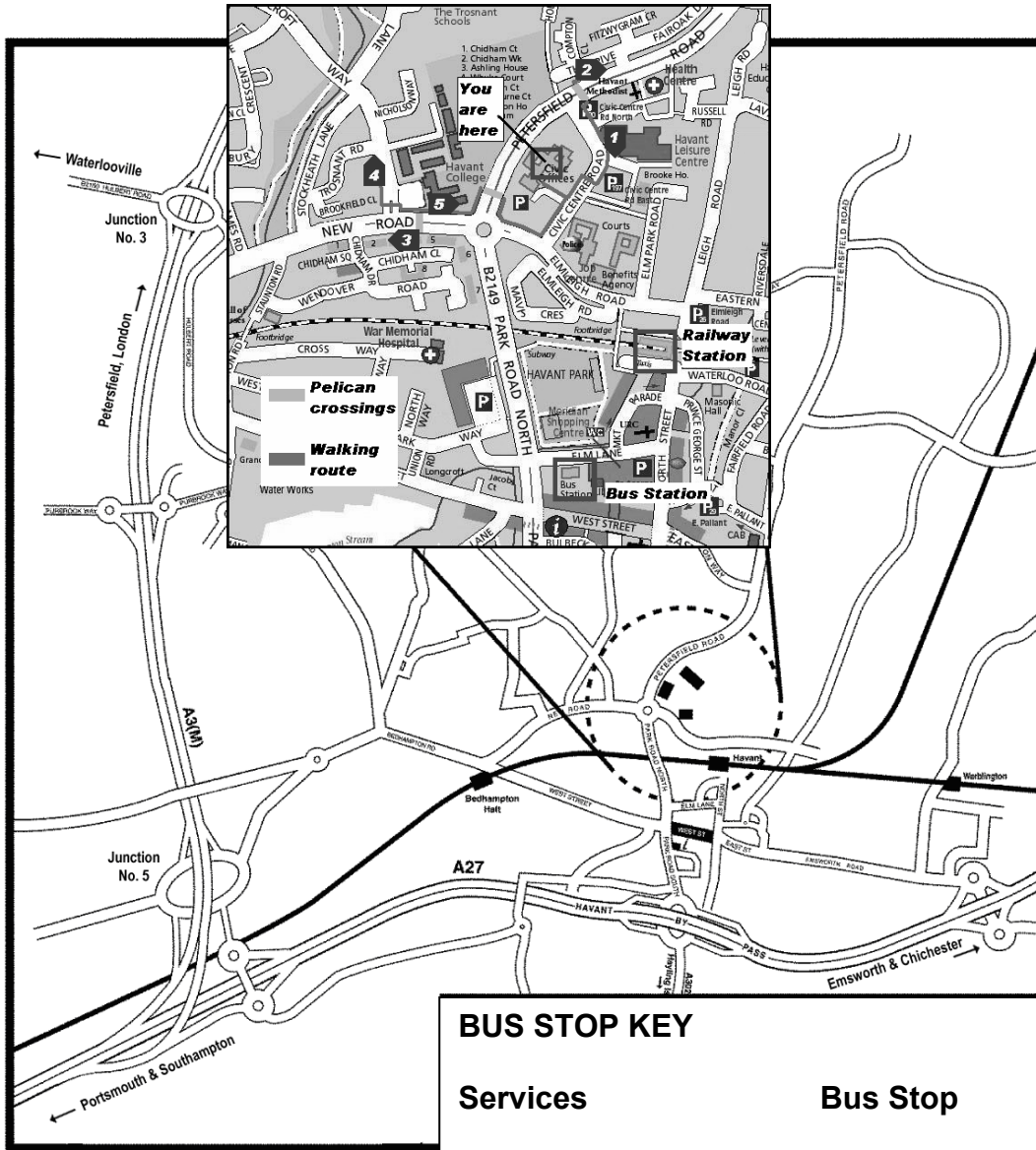
DO NOT RE-ENTER THE BUILDING UNTIL AUTHORISED TO DO SO

No Smoking Policy

The Public Service Plaza operates a strict No Smoking policy in all of its offices, corridors, meeting rooms and toilets.

Parking

Pay and display car parking is available in the Leisure Centre car park opposite the Civic Offices as shown on the attached plan.



BUS STOP KEY

Services	Bus Stop
20, 21, 39, 63	1
20, 21, 36**, 39	2
23, 36**	3
23, 27**, 37	4
23, 27**, 36**, 37	5

** - also stops "hail and ride" opposite Stop 1 in Civic Centre Road



Public Service Plaza
 Civic Centre Road
 Havant
 Hampshire PO9 2AX

This page is intentionally left blank

HAVANT BOROUGH COUNCIL

At a meeting of the Development Management Committee held on 27 April 2017

Present

Councillor Keast (Chairman)

Councillors Buckley, Hughes, Patrick, Perry, Quantrill and Satchwell

107 Appointment of Chairman

RESOLVED that Cllr David Keast be appointed as Chairman for the meeting.

108 Apologies for Absence

There were no apologies for absence

109 Minutes

RESOLVED that:

- a. the minutes of the previous meeting held on 16 March 2017 be approved as a correct record; and
- b. Minute 92.1b of the meeting held on 2 February 2017 be amended to read:

The proposal would *not* have a detrimental impact on the value of neighbouring residential properties.

(additional text in italics)

110 Matters Arising

There were no matters arising.

111 Site Viewing Working Party Minutes

The minutes of the Site Viewing Working Party held on 20 April 2017 were received

112 Declarations of Interest

There were no declarations of interest

113 Chairman's Report

The Chairman advised members of the committee that the latest E-learning course was available for completion and asked members to do so when possible. It was also advised that a training session on the course would be taking place on 11 May.

114 Matters to be Considered for Site Viewing and Deferment

There were no matters considered for Site Viewing or deferment.

115 Deputations

The following deputation requests were noted by the committee:

- (1) Mrs Sheila Walker – TPO 2065/2017 – 26 Bound Lane Hayling Island
- (2) Mr George Fulcher – TPO 2065/2017 – 26 Bound Lane Hayling Island
- (3) Cllr Leah Turner – TPO 2065/2017 – 26 Bound Lane Hayling Island

116 Tree Preservation Order 2065/2017 - 26 Bound Lane, Hayling Island

(The tree subject to the Order was viewed by the Site Viewing Working Party)

The Committee considered objections to the Tree Preservation Order 2065/2017. The Council's Arboriculturist presented the written report by the Head of Neighbourhood Support together with correspondence received.

The Committee was address by the following deputees:

- (1) Mrs Sheila Whitaker, who supported the confirmation of the Order for the following reasons:
 - a. The tree has great historical value to the residents of bound lane.
 - b. The tree acts as a speed control within the road, making it necessary for passing vehicles to slow down. Increased speed could cause danger to residents, the elderly and children.
 - c. The tree has significant environmental and social value.
 - d. Provides a habitat for over 100 different species of animals.
- (2) Mr George Fulcher, who supported confirming the Order for the following reasons:
 - a. There was no certainty that the tree would remain without a TPO and could be at risk of damage or felling.

- b. Any works done to the tree, such as over pruning would significantly decrease its amenity value and potentially render the tree negligible due to a potential considerable loss of size.
- c. A TPO would mean any works undertaken could allow the tree to remain safe.
- d. It was to the best interest of residents and the community that a TPO be placed upon to tree.

(3) Cllr Leah Turner, who also supported confirming the Order for the following reasons:

- a. There was significant concern that the lack of a TPO could place the tree in significant danger
- b. The provided great amenity value to residents and the community.
- c. The tree was healthy, was not damaged or diseased and posed no risk, and therefore should be retained as far as possible.

Following the depositions, the Chairman invited individuals that had contacted the Council during the TPO consultation period to join the meeting to present their cases; Mr A Johns who had objected to the order and Mrs R Webb and Mrs V Seddington who had supported the order.

(Mr A Johns, Mrs R Webb and Mrs V Seddington joined the meeting)

In response to questions raised by the Committee, the Council's arborist advised that:

- The tree showed normal vigour for a specimen of its size with no significant visual damage.
- The height of the tree was estimated to be between 7.5m and 7.7m
- The tree surgeon report regarding the tree had been reviewed by the Council arborist and peer reviewed by 2 other arborists. The professional opinion was that the reasons for felling this tree were unsound.
- It was no possible to claim any tree could be deemed completely safe, however other than some necessary deadwooding work, the tree would be deemed perfectly acceptable from an arborists point of view.
- It is possible to manage a tree of its size with a TPO in place. Any necessary deadwooding work would be acceptable under the constraints of a TPO. Pruning live wood would require an application to the Council, which was free of charge.

In response to questions raised by Mr A Johns, the Council Arborist advised that:

- When subject to the TEMPO test, the tree had achieved a score of over 15, however this test was discretionary.
- The tree had amenity value and was a healthy tree
- The felling of the centre tree of the original three was fair and reasonable.

- The root protection area of the tree was calculated as an 8m circumference, however this was only theoretical as part of the root extended into the adjacent nearby highway.

In response to questions raised by Mrs R Webb, the Council Arborist advised that:

- No habitual studies had been undertaken in relation to consideration of the TPO.

Mr A Johns addressed the committee with the following points:

1. Dead or dying tree should not be covered by TPO. Mr Johns had been contacted and advised to deal with the dangerous nature of tree subject to the TPO
2. Public pressure to apply a TPO to the tree should be discounted due to its inflammatory, defamatory and incorrect nature.
3. Supporting statements for confirming the TPO should be discounted due to their vagueness and ambiguity.
4. Confirmation of the TPO would put Mr A Johns at risk of prosecution if any work was undertaken to make the tree safe.
5. Mr A Johns was willing to undertake the necessary work on the tree and the surrounding verge at his own expense, without risk or threat of prosecution. Confirmation of the TPO would inhibit Mr Johns capacity to undertake these works.

Mrs V Saddington addressed the committee with the following points:

6. There had been a gradual removal of trees on Bound lane which had fundamentally affected the amenity value of the area.
7. The removal of the tree would have a further detrimental impact on the visual amenity of the road.

Mrs R Webb addressed the committee with the following points:

8. The fence on the border of 26 Bound Lane had been in situ for over 60 years.
9. The tree has great historical value for the Bound Lane and Hayling Island.
10. There was concern that the tree would be felled without a TPO in place.

Following representations, the committee were asked if they had any questions for the invitees.

Arising from questions, Mr Johns advised the following points:

- Mr Johns had contacted both Havant Borough Council and Hampshire County Council regarding the tree and had been advised it belonged to neither authority.

- Mr Johns was able to deal with the first two trees quickly and therefore did.
- The risk of prosecution from conducting works on the tree with a TPO in place was too high.
- The tree surgeon employed by Mr Johns had 22 years experience and was unwilling to conduct work on the tree with a TPO in place, even with any advice provided by the Local Authority that had put the order in place.
- Mr Johns would seek to maintain the verge adjacent to 26 Bound lane, but could not do this with a TPO in place.

In response to questions raised by the committee, officers advised that Hampshire County Council had been contacted regarding undertaking necessary works on the tree and would be conducting a survey to determine the extent of deadwood to be removed.

The Chairman thanked Mr Johns, Mrs Seddington and Mrs Webb for their contributions.

(Mr Johns, Mrs Seddington and Mrs Webb returned to the public gallery)

The committee discussed the views raised by the deputations and invitees together with the motion to confirm the order. During the debate members discussed that the tree appeared sound and healthy and made an important contribution to the local area. The Committee also considered that confirmation of the order, without modification, would provide a means of safe management for the tree.

RESOLVED that Tree Preservation Order 2065/2017 be confirmed without modification.

117 Nomination of Chairman

RESOLVED that Cllr J Perry be nominated as Chairman for the next meeting of the Development Management Committee.

The meeting commenced at 5.00 pm and concluded at 6.28 pm

.....

Chairman

This page is intentionally left blank

NON EXEMPT

HAVANT BOROUGH COUNCIL

Development Management Committee

APPLICATIONS FOR DEVELOPMENT AND OTHER DEVELOPMENT CONTROL MATTERS REPORT BY THE EXECUTIVE HEAD OF PLANNING AND BUILT ENVIRONMENT

Applications to be determined by the Council as the Local Planning Authority

Members are advised that all planning applications have been publicised in accordance with the Code of Practice for Publicity of Planning Applications approved at Minute 207/25/6/92, and have been referred to the Development Management Committee in accordance with the Delegation Procedure for Determining Planning Applications 'Red Card System' approved at minutes 86(1)/4/97 and 19/12/97.

All views of consultees, amenity bodies and local residents will be summarised in the relevant report only if received prior to the report being prepared, **otherwise** only those views contrary to the recommendation of the Executive Head of Planning and Built Environment will be reported **verbally** at the meeting of the Development Management Committee.

Members are reminded that all letters received are placed upon the application file and are available for Development Management Committee Members to read on request. Where a member has concerns on such matters, they should speak directly to the officer dealing with the planning application or other development control matter, and if appropriate make the time available to inspect the file and the correspondence thereon prior to the meeting of the Development Management Committee.

The coded conditions and reasons for refusal included in the recommendations are set out in full in the Council's Manual of Model Conditions and Reasons for Refusal. The standard conditions may be modified to meet the specific circumstances of each individual application. Members are advised to bring their copies to the meeting of the Development Management Committee.

In reaching decisions on the applications for development and other development control matters regard should be paid to the approved development plan, all other material considerations, the views of consultees, the recommendations of the Executive Head of Planning and Built Environment, and where applicable the views of the Site Viewing Working Party.

The following abbreviations are frequently used in the officers' reports:

EHPBR	Executive Head of Planning and Built Environment
HCSPR	Hampshire County Structure Plan - Review
HBLP	Havant Borough Local Plan (comprising the adopted Core Strategy 2011 and saved policies from the District Wide Local Plan 2005. A related emerging document is the Draft Allocations Plan 2012)
HWLP	Hampshire, Portsmouth & Southampton Minerals & Waste Local Plan
NPPF	National Planning Policy Framework 2012
HBCCAR	Havant Borough Council Conservation Area Review
AONB	Area of Outstanding Natural Beauty
CA	Conservation Area
LB	Listed Building included in the list of Buildings of Architectural or Historic Interest
SAC	Special Area of Conservation
SINC	Site of Importance for Nature Conservation
SPA	Site identified as a Special Protection Area for the protection of birds under the Ramsar Convention
SSSI	Site of Special Scientific Interest
FP	Definitive Footpath
POS	Public Open Space
TPO	Tree Preservation Order
HBC	Havant Borough Council
GPDO	Town & Country Planning (General Permitted Development) Order
DMPO	Town & Country Planning (Development Management Procedure)(England) Order 2010 amended
UCO	Town & Country Planning (Use Classes) Order
S106	Section 106 Agreement
Ha.	Hectare(s)
m.	Metre(s)

RECOMMENDATIONS

To reach decisions on the applications for development and other matters having regard to the approved development plan, all other material considerations, the views of consultees, the recommendations of the Executive Head of Planning and Built Environment, and where applicable the views of the Site Viewing Working Party.

Implications

Resources:

None unless detailed in attached report.

Legal:

Details set in the individual reports

Strategy:

The efficient determination of applications and making of other decisions under the Town & Country Planning Acts in an open manner, consistent with the Council's planning policies, Regional Guidance and Central Government Advice and Regulations seeks to ensure the appropriate use of land in the public interest by the protection and enhancement of the natural and historic environment; the promotion of the economy; the re-use of existing buildings and redevelopment of 'brownfield' sites; and the promotion of higher densities and good quality design in all new development all of which matters assist in promoting the aims of the Council's Community Strategy.

Risks:

Details set out in the individual reports

Communications:

Details set out in the individual reports

Background Papers:

Individual Applications with Case Officers

Julia Potter
Executive Head of Planning and Built Environment

Nick Lead
Monitoring Officer

This page is intentionally left blank

Site Address: 234 Sea Front, Hayling Island, PO11 0AU
Proposal: Change of Use from A1 retail to C3 residential with alterations and additions including rear extension and new mansard roof to form five self-contained flats; with associated car parking with access from Green Lane.
Application No: APP/17/00278 Expiry Date: 12/05/2017
Applicant: Mr Wakefield
Wilson Wakefield Solicitors
Agent: Mr Critchley Case Officer: David Eaves
Martin Critchley, Architect
Ward: Hayling West

Reason for Committee Consideration: Applicants are Wilson Wakefield Solicitors - Councillor Wilson has an interest in the application as a result

Density: 169/ha

HPS Recommendation: **GRANT PERMISSION**

Executive Summary

The proposal would result in the conversion and extension of the existing A1 retail and residential unit to form five No. 1 bedroom flats. The loss of the retail unit has been previously approved and the building has been vacant for over a year. The use for residential proposes is considered acceptable in principle.

The proposed works are considered to retain important features and character of the building especially the front facade. The extensions subject to the imposition of conditions would have an acceptable appearance.

The impact on the amenities of neighbouring residents and future occupants is considered acceptable. An acceptable vehicular and pedestrian access is provided and car and cycle parking in accordance with the Councils standards can be secured.

Developer contributions in relation to CIL and Solent Recreation Mitigation Project will be secured as a result of the development.

1 Site Description

- 1.1 The site lies to the north of Sea Front close to Beachlands. The property is a prominent two storey building with a shallow pitched roof behind a rendered Georgian style facade when viewed from Sea Front. The east elevation is brick and can be viewed across the forecourt of small shops and residential properties set back to the east of the site.
- 1.2 To the west is the two storey Premier Clapps Convenience Store and this building is physically attached to the application site building. The vehicular and pedestrian access would be via a shared access from Green Lane to the rear of Clapps where there is an existing dropped kerb.
- 1.3 To the rear of the main building are a low range of brick outbuildings.

2 Planning History

2.1

APP/16/00834 - Conversion of house to 2No. self contained 3 bedroom flats together with parking and amenity., PERM,13/10/2016

It is noted that this planning permission for a conversion of the building to two flats has recently been granted. At the time of the application the Officers report stated:

The applicant has advised that the building was originally constructed as a butchers shop with a residential unit over and that the shop has been closed for well over 4 years and since then the whole property has been used as a residential dwelling. However, even if this were not the case, under current permitted development legislation, the unit could be converted from an A1 use to residential under permitted development as it is not within a defined local centre.

3 Proposal

- 3.1 Change of use from A1 retail to C3 residential with alterations and additions including rear extension and new mansard roof to form five self-contained flats; with associated car parking with access from Green Lane.

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Local Plan (Core Strategy) March 2011

CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS21	(Developer Requirements)
CS6	(Regeneration of the Borough)
CS9	(Housing)
DM10	(Pollution)
DM13	(Car and Cycle Parking on Residential Development)
DM2	(Protection of Existing Community Facilities and Shops)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
DM24	(Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control, Havant Borough Council

No comments

Crime Prevention

No comments received

Economic Development - Retail and Town Centres

Economic Development raise no objections

Highways Engineer, Development Engineer

The Highway Authority have no adverse comment to this application

Traffic Management, HBC

From the information received, there are no traffic management issues with this proposal

Waste Services Manager

No comments received

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: 76

Number of site notices: 2

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary:

6.1 Five more flats in this already congested small area is a step too far.

6.2 More traffic for this already busy area which has the extra shop traffic.

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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity including future occupants
- (iv) Highways and parking
- (v) Developer Contributions/Ecology

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

7.3 The proposal would lead to the subdivision of the property and the addition of an additional floor utilising a mansard roof design. This would result in the creation of five one bedroom flats. It is understood that part of the ground floor area was originally a

butchers shop with a residential unit above, and therefore the loss of this retail use must be assessed in the context of the policy requirements for marketing set out in the Havant Borough Local Plan (Core Strategy) 2011 Policy DM2.

- 7.4 In the previous application APP/16/00834 determined last year it was stated that the shop had been closed for well over 4 years and since then the whole property was used as a dwelling. The agent for the current application has provided the following information from the Estate Agent who marketed the property from 26th October 2016:

The property was advertised on the internet and in local papers and had a board put up but received no retail enquires.

The property had been empty for about a year before that.

The previous business failed and the tenants stopped paying rent some 5 years ago. During that time the property grossly deteriorated.

The use in the last 20 years or more started as an antique shop, then it closed its doors to the public and became a junk yard operated to the rear.

- 7.5 The principle of converting the former retail area to a residential use has been established by planning permission APP/16/00834 and this permission remains extant and could be implemented. Even if this were not the case, under current legislation the unit could be converted from A1 use to residential under permitted development allowances as it is not within a defined local centre. In addition marketing has been carried out and has not resulted in interest in a retail use. It is also noted that the Council's Economic Development team raise no objection to the proposal.
- 7.6 Whilst the full marketing requirements associated with Policy DM2 have not been demonstrated, it is considered that given the long period of vacancy, the extant permission for residential use and the current permitted development rules, the loss of the retail element is acceptable.
- 7.7 The development would also make a modest but valuable contribution towards the Council's housing requirements.

(ii) Impact upon the character and appearance of the area

- 7.8 The premises has an attractive appearance from Sea Front with a rendered facade, parapet wall, symmetrical windows, doors, quoins and other features including 'Twine' incised sign and decorative bull heads reflecting the former use as Twines butchers shop.
- 7.9 The proposal would seek to retain many of the existing frontage features utilising existing openings where possible and ensuring that symmetry is retained in the conversion elements of the alteration.
- 7.10 The most significant change from public vantage points would be the addition of an additional floor to the building. This would be achieved by the replacement of the existing shallow pitched roof with a new mansard roof which would provide the additional floorspace required for a second floor flat. The area is characterised by commercial and residential properties of various heights including opposite on Sea Front and in Green Lane, where there can be found 6-storey and 4-storey flats. There are a variety of roof types in the area including flat roofs, shallow and steeper pitched roofs. There is no doubt that the proposed mansard style roof would be prominent in the street scene, particularly from the east as a result of the building's set forward position in the streetscene. It is considered important that the proposed materials for the roof are of a good quality to ensure that the appearance of the roof is acceptable

and it is noted that the application form confirms that natural slate is proposed - this would match the existing building and the adjacent convenience store and would be appropriate on a building of this age. The proposed alteration to provide an additional storey is on balance considered acceptable subject to an appropriate condition in relation to materials.

- 7.11 To the rear of the site there is a single storey brick and tile stable/store building which is proposed to be demolished to provide parking and amenity areas for the proposed flats. Whilst the buildings are of some interest in terms of their links to the former butchers shop, they are in a poor state of repair and are not listed. Their removal is considered acceptable.
- 7.12 The proposal includes the relatively minor extension of the building to the rear with altered windows and doors, Juliet (non-step out) style balconies and a small dormer the new Mansard roof. These alterations are considered acceptable.

(iii) Impact upon residential amenity including future residents

- 7.13 The main impacts on neighbouring residents are considered to relate to the flat above 232 Sea Front, 2 Green Lane, to the flat above 236 Sea Front and to flats in Anne's Court.
- 7.14 In relation to the flat above 232 Sea Front, this property faces south and has a main window in the front elevation which already faces onto the blank two-storey side elevation of the application site. Whilst the mansard roof would add additional height to the application property and there would be a degree of impact on light in the afternoon, this is considered to be insufficient to warrant a refusal of planning permission.
- 7.15 No.2 Green Lane is located to the north of the site with the rear courtyard, a double width drive and blank gable set closest to the application site. The occupant of No. 2 has raised an objection to the proposal (see part 6 above). The new proposals would result in car parking and turning to the south of the neighbours site with increased activity (although it should be noted that the former commercial use would have also resulted in activity within this area). It is considered important to ensure a robust boundary treatment and a condition is recommended to ensure that this is the case. Further information is being sought in relation to retaining a boundary wall which is currently formed by the building to be demolished. Members will be updated in relation to this matter.
- 7.16 The proposal would result in amended rear windows set within the extension at first and second floor level facing No.2. These would serve a staircase and bedrooms at first floor level and a bathroom at second floor level. The extension would face a blank flank wall to No.2 and be set approximately 21m off. The Council's Design Guide requires a 10m set off between facing windows and a blank elevation. The proposal is therefore considered acceptable.
- 7.17 The flat above 236 Sea Front would not be overlooked by the proposed development. There would be access and turning taken to the rear of this property, however, the previous uses would have resulted in commercial activity to the rear of 236. The proposal is therefore considered to have an acceptable impact on the residential amenities of this property.
- 7.18 Anne's Court lies to the south of the site on the opposite side of Sea Front. Whilst there would be additional windows facing Anne's Court including dormer windows at

second floor level, the two buildings are in excess of 20m apart facing each other across a busy road. It is considered that any additional impact would be limited and acceptable.

7.19 The proposals would provide 5 No. one-bedroom flats. The smallest flat has a floorspace of approximately 45sqm and the largest approximately 72sqm. The Council do not have minimum space standards for residential development, however, the Department for Communities and Local Government have published the document 'Technical Housing Standards - Nationally Described Space Standard 2015'. The minimum internal floor areas for 1 bed units described in this document range between 39 and 50 sqm depending on occupancy for 1 or 2 people. The proposals are considered to be in general compliance with these standards.

7.20 The ground floor flats would be provided with small external patio areas and there would also be a small shared external area. Bin storage is provided to the rear of the flats. It is considered that the proposals would provide acceptable accommodation for future occupants.

(iv) Highways and parking

7.21 Pedestrian and vehicular access would be taken from Green Lane where there is an existing dropped kerb. It is likely that this would need to be slightly widened and the agent has been asked to clarify this aspect. The Council's Development Engineer (Highways) has raised no objection to the proposals.

7.22 Parking is provided to the rear of the site in the location of the demolished outbuildings. Five car parking spaces are provided for the proposed development. This would meet the Council's Parking Standards which require 1 space per 1 bed flat for allocated spaces. Cycle parking is also required at a rate of 1 space per flat and this is indicated on the site plan. A planning condition in relation to car and cycle parking is recommended.

(v) Developer Contributions/Ecology

7.23 The development would be liable for the Community Infrastructure Levy (CIL). The proposal would result in additional residential floorspace. The level of the CIL liability is currently being assessed and members will be updated in relation to the relevant calculation.

7.24 The proposal would include the demolition of an outbuilding and whilst there is no indication that there are bats using the building an informative is recommended in relation to the applicants obligations in relation to bats.

7.25 This development would also increase the number of dwellings within the 5.6km zone identified as significant in potentially increasing recreational pressure on the Solent SPA. Natural England's advice with regard to all new housing development within this zone is that it is likely to have a significant effect on the SPA. Policy DM24 of the Allocations Plan which was adopted on 30 June 2014, covers this issue and allows for a financial contribution to be made towards mitigation measures. This is set at £181 per dwelling to the Solent Recreation Mitigation Project. For the proposed dwellings, plus admin and monitoring fee, a payment of £970 is due. This requirement is being addressed with the agent and members will be updated in relation to securing the required contribution.

8 Conclusion

- 8.1 In conclusion, the principle of development including the loss of A1 retail use is considered acceptable. Whilst the building is prominent in the street scene, it is considered that the proposals including the extension would have an acceptable impact on the character and appearance of the area.
- 8.2 The impacts on neighbours and future occupants residential amenities have been carefully considered and are acceptable. The development would have access from Green Lane and is provided with adequate car and cycle parking. Developer contributions will be secured to address ecological requirements and CIL contributions.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00278 subject to the following conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design, Access, Flood Risk and Sustainability Statement March 2017
Location Plan and Block Plan Drawing No. 1694-101
Survey Plan Ground Floor Drawing No. 1694-201
Survey Plan First Floor Drawing No. 1694-202
Survey Elevations Drawing No. 1694-301
Survey Elevations Drawing No. 1694-302
Proposed Elevations Drawing No. 1694-521
Proposed Elevations Drawing No. 1694-522
Proposed Ground Floor Plan Drawing No. 1694-421
Proposed First Floor Plan Drawing No. 1694-422
Proposed Second Floor Plan Drawing No. 1694-423
Proposed/Existing Roof Plan Drawing No. 1694-203

Reason: - To ensure provision of a satisfactory development.

- 3 No development shall take place until plans and particulars specifying the following matters have been submitted to and approved in writing by the Local Planning Authority:
- (i) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development;
- (ii) The provision to be made within the site for a material storage compound during site clearance and construction of the development.

Thereafter, throughout such site clearance and implementation of the development, the approved parking provision and storage compound shall be kept available and used only as such.

Reason: To safeguard the amenities of the locality and/or in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Notwithstanding any description of materials in the application no above ground construction works excluding internal alterations shall take place until samples and a full specification of the materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The proposed mansard roofing materials shall consist of natural slate. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 No development hereby permitted shall be commenced above ground level with the exception of internal alterations until a more detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works.

The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 No development hereby permitted shall be carried out above ground level excepting internal alterations until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development / use hereby permitted shall not be occupied until the implementation of all such hardsurfacing has been completed in full accordance with that specification.

Reason: In the interests of 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.

- 7 No part of the development shall be first occupied until details of the type, siting, design and materials to be used in the construction/retention of all means of enclosure including boundaries, screens or retaining walls, have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

Reason: To safeguard the amenities of the locality and occupiers of

neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 8 The car parking and cycle parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

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.

- 9 The following existing features of the front elevation shall be retained on the building as shown on Drawing No.1694-521:

'Twine' Sign
Bulls Head details
Dentil Course detailing

Reason: In order to retain important features which are of benefit in maintaining the history or character of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Appendices:

- Appendix A - Location Plan
- Appendix B - Block Plan
- Appendix C - Proposed Ground Floor Plan
- Appendix D - Proposed First Floor Plan
- Appendix E - Proposed Second Floor Plan
- Appendix F - Existing and Proposed Roof Plans
- Appendix G - Existing North, South & East Elevations
- Appendix H - Existing West Elevation
- Appendix I - Proposed North & South Elevations
- Appendix J - Proposed East & West Elevations

This page is intentionally left blank

20 m
100 ft



© Crown copyright and database rights Ordnance Survey. Licence number 100019217 (2017)

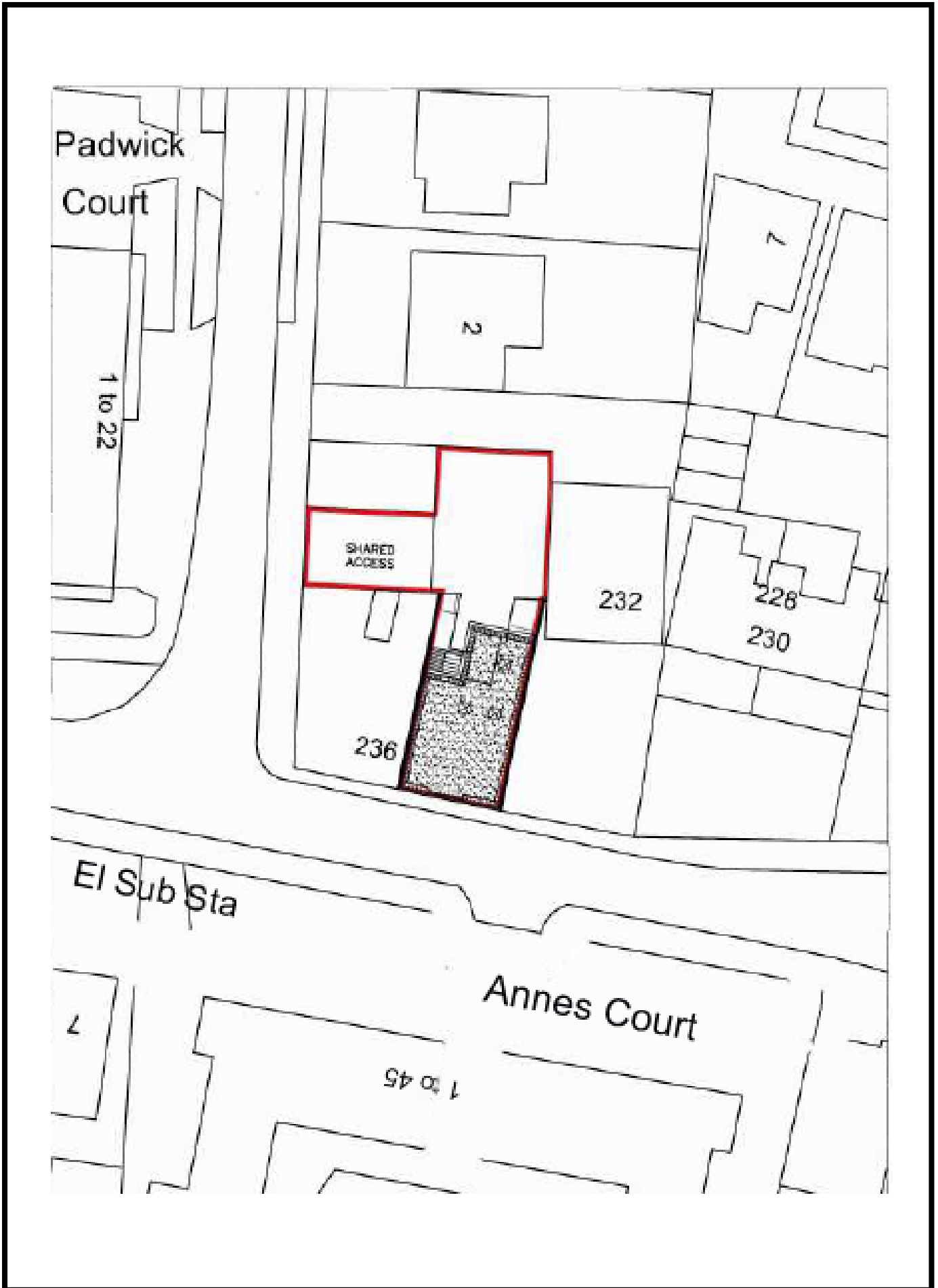
234 SEA FRONT HAYLING ISLAND APP/17/00278

Objectors are marked X, Supporters are marked /. Please note not all objectors are listed on this plan.

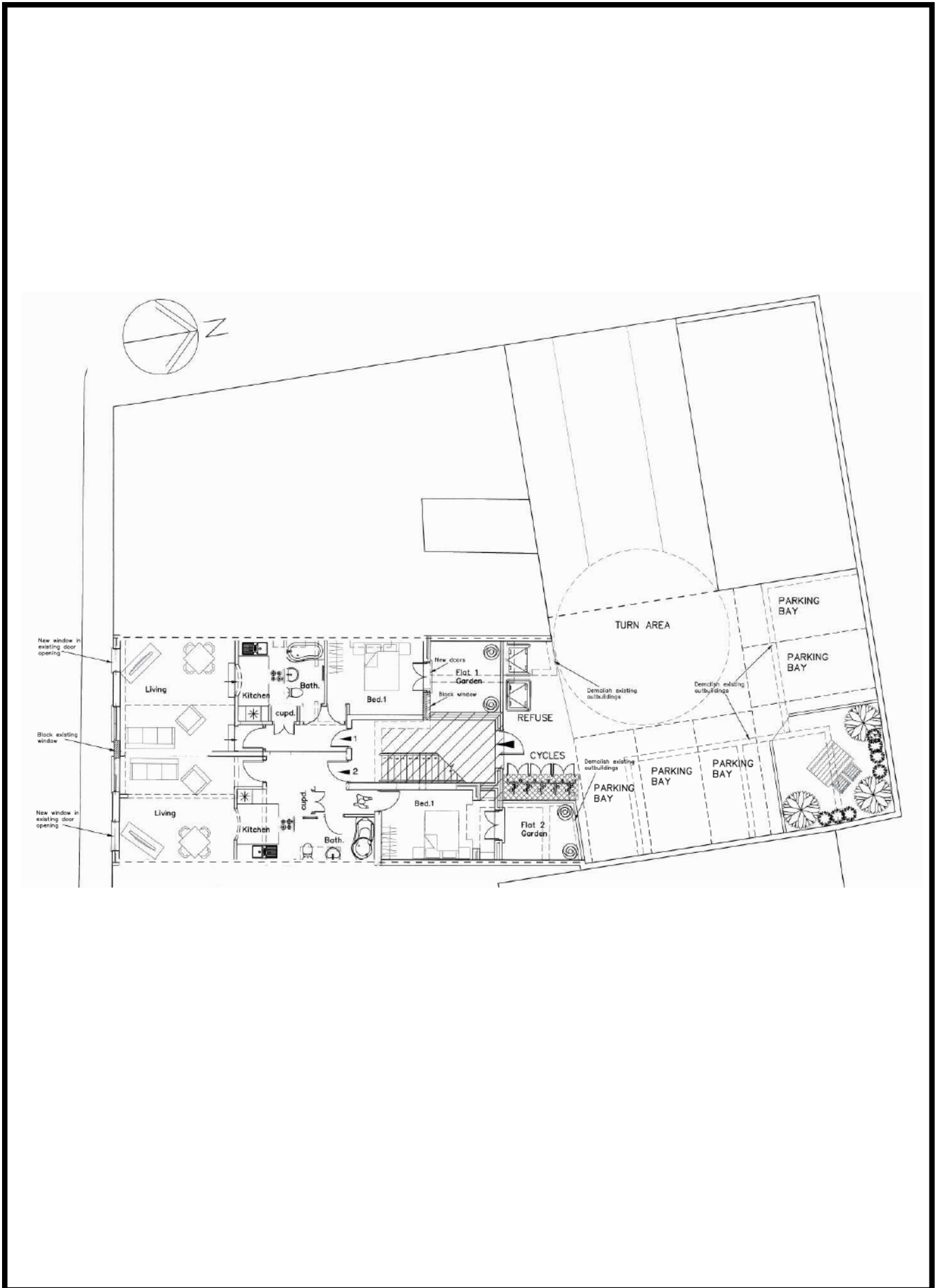
Scale: 1:1250



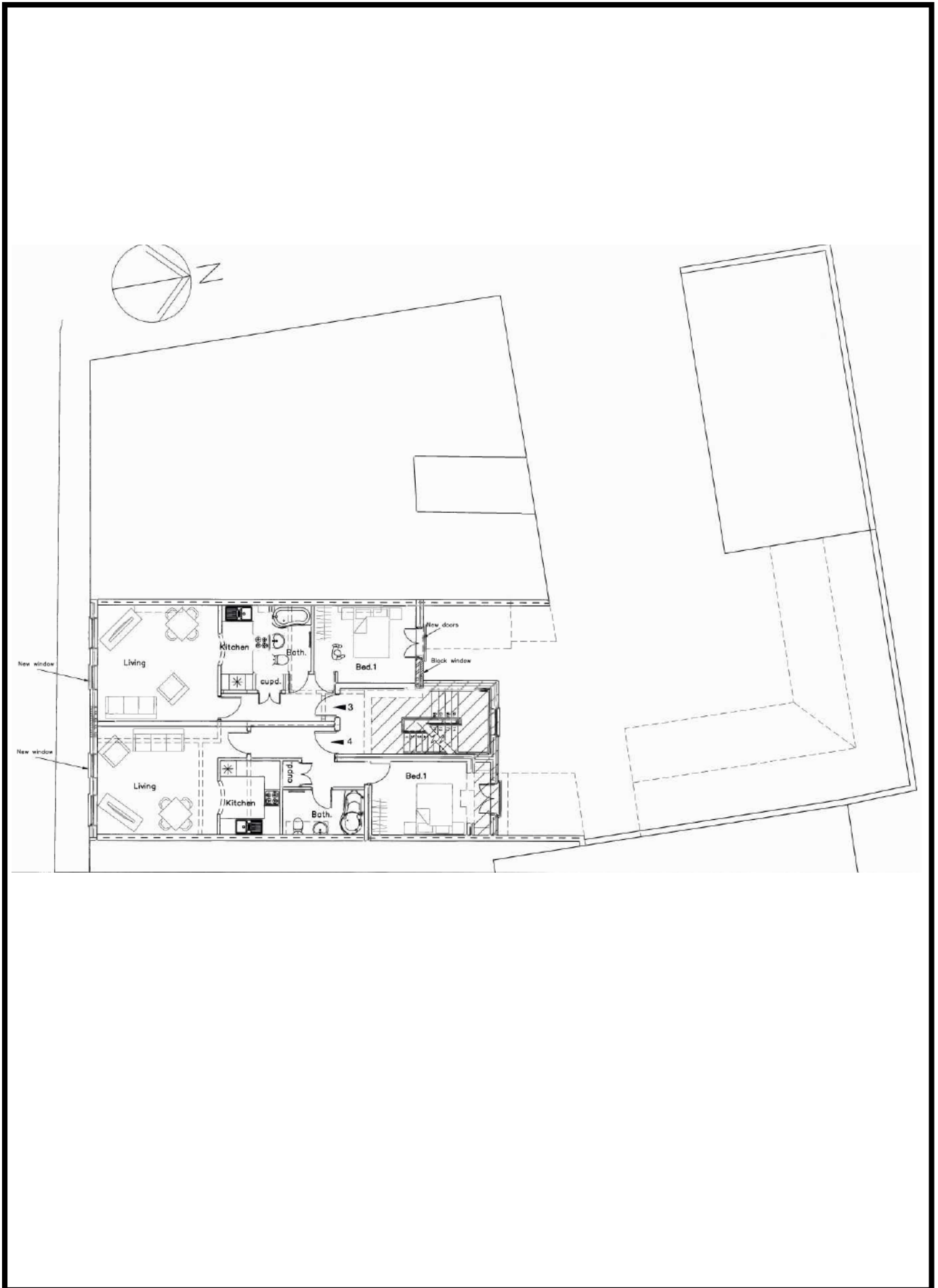
This page is intentionally left blank



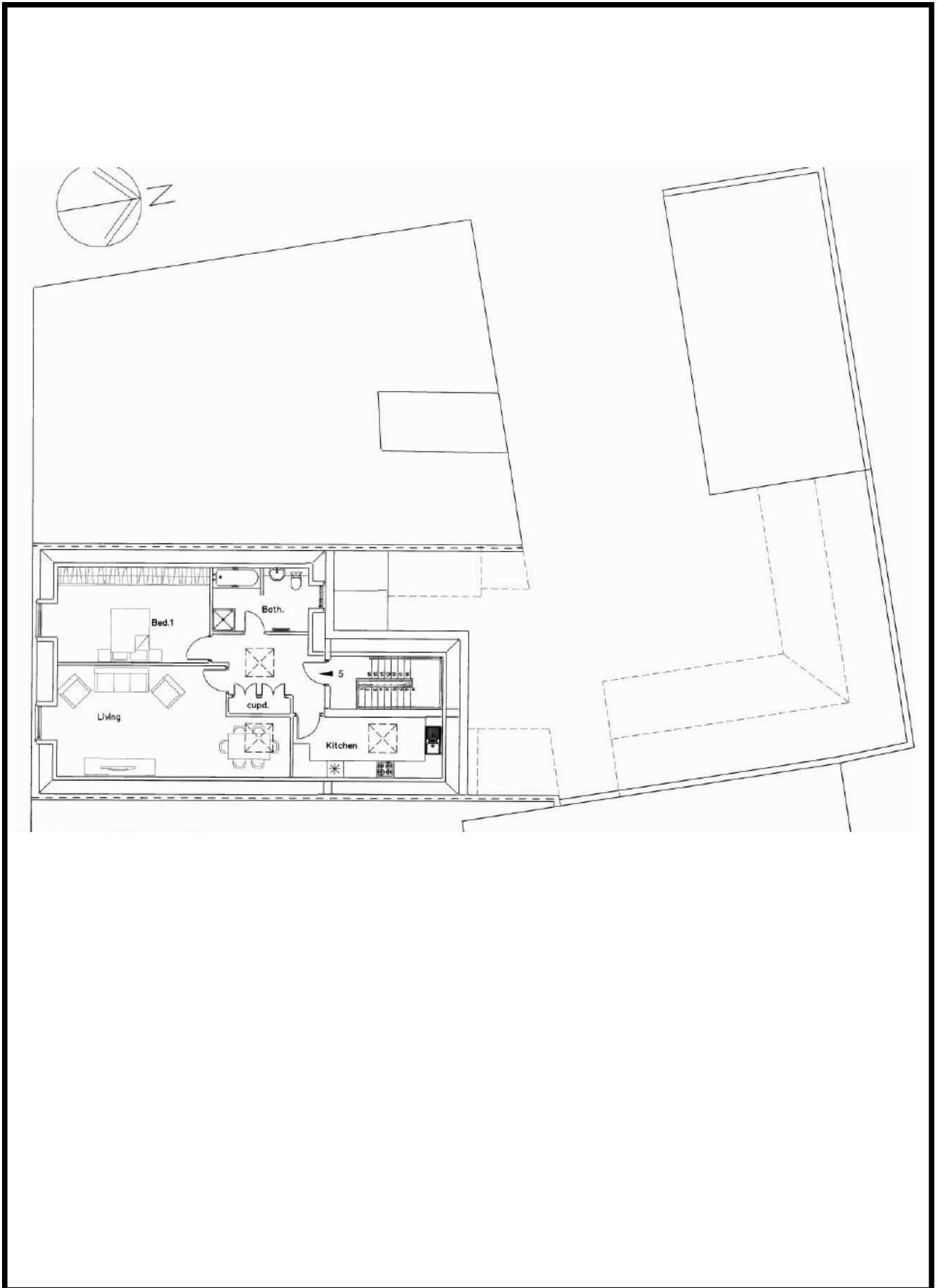
This page is intentionally left blank



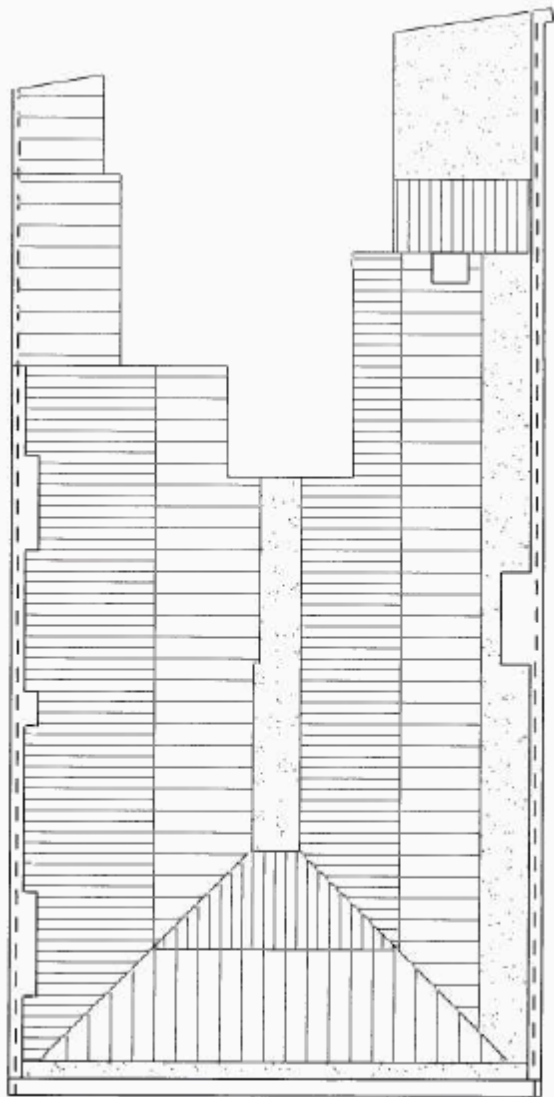
This page is intentionally left blank



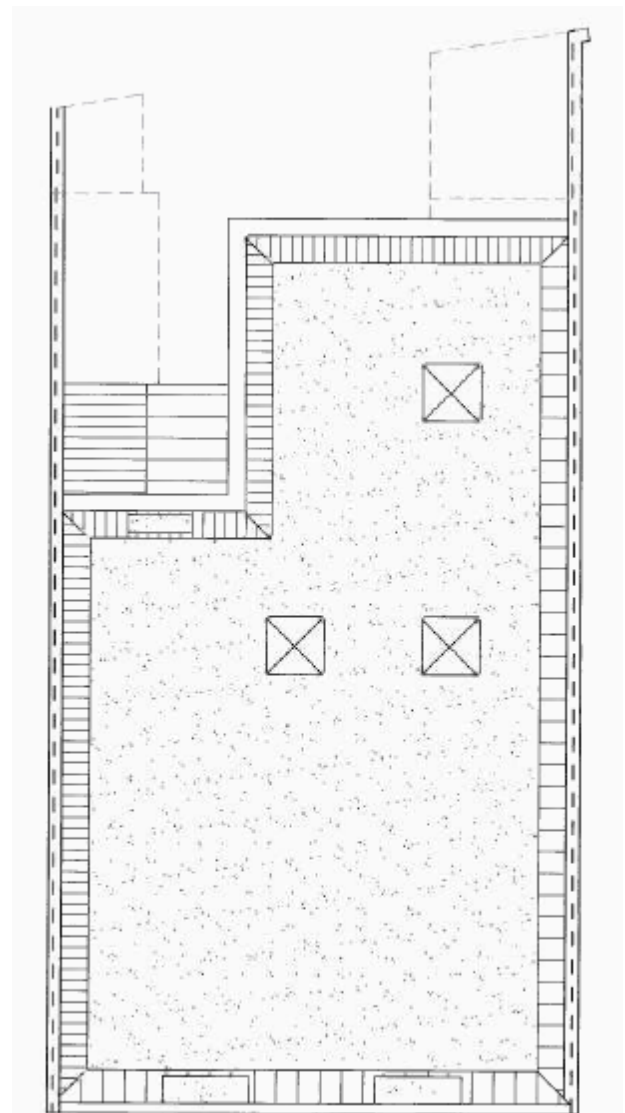
This page is intentionally left blank



This page is intentionally left blank



EXISTING

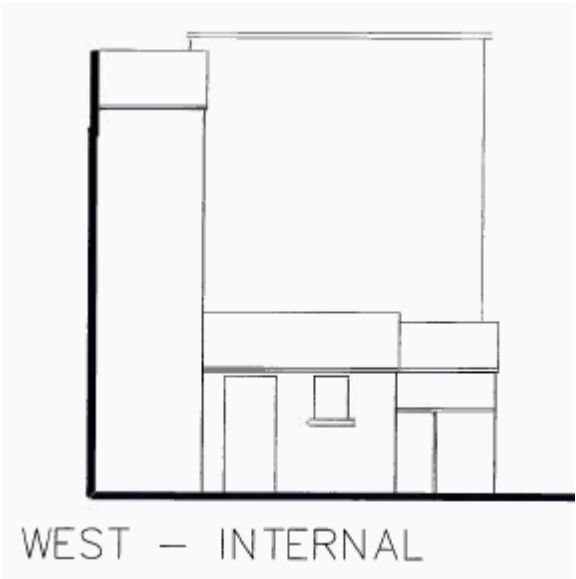
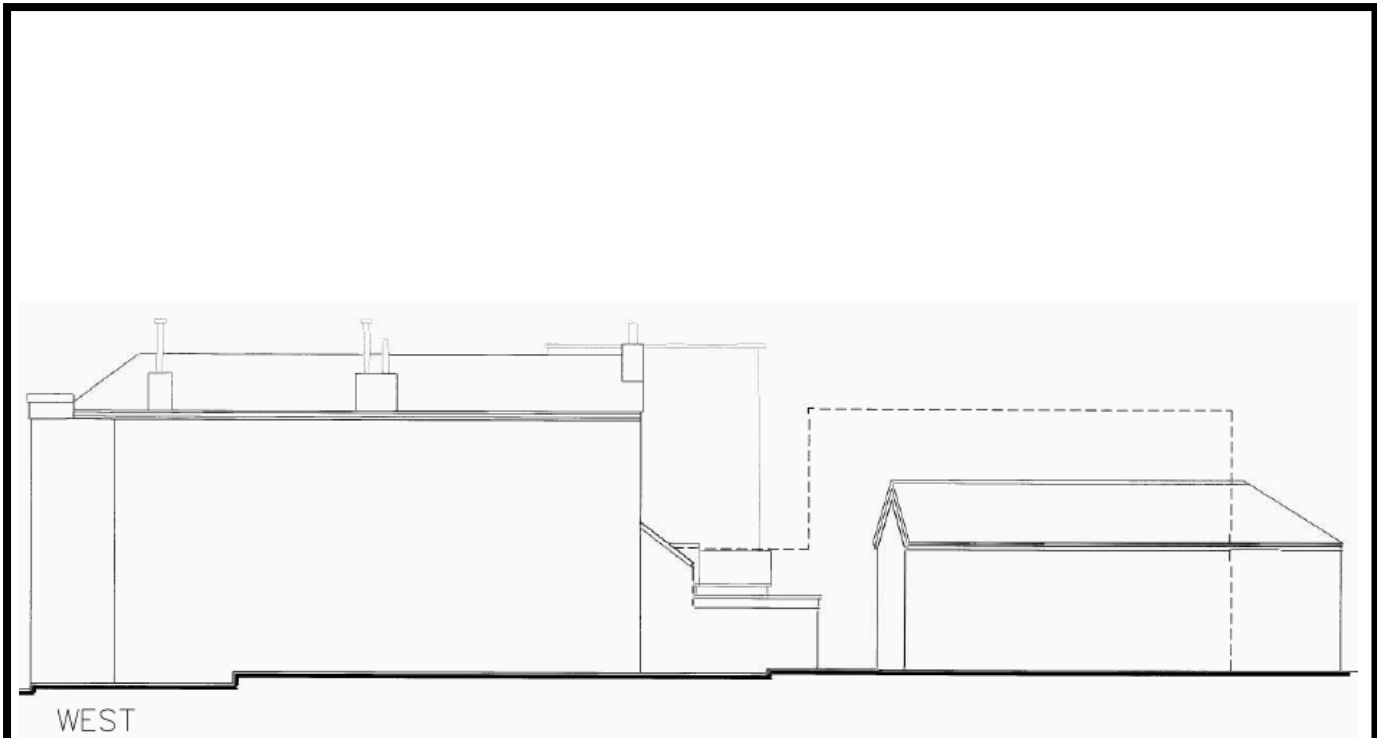


PROPOSED

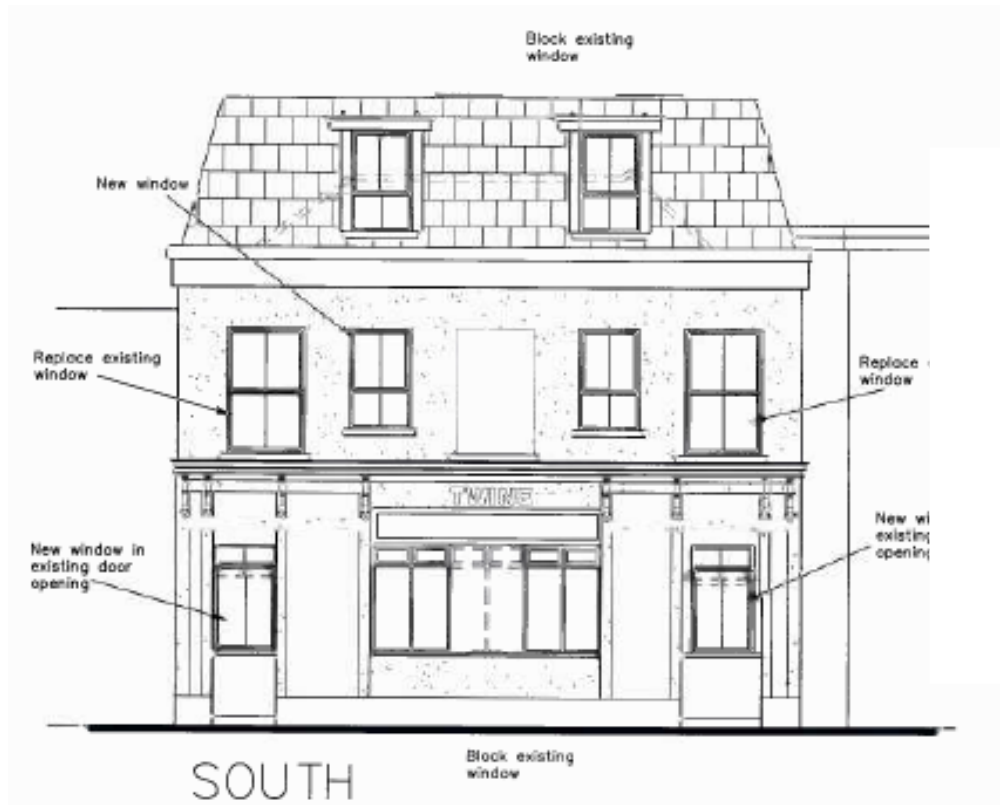
This page is intentionally left blank



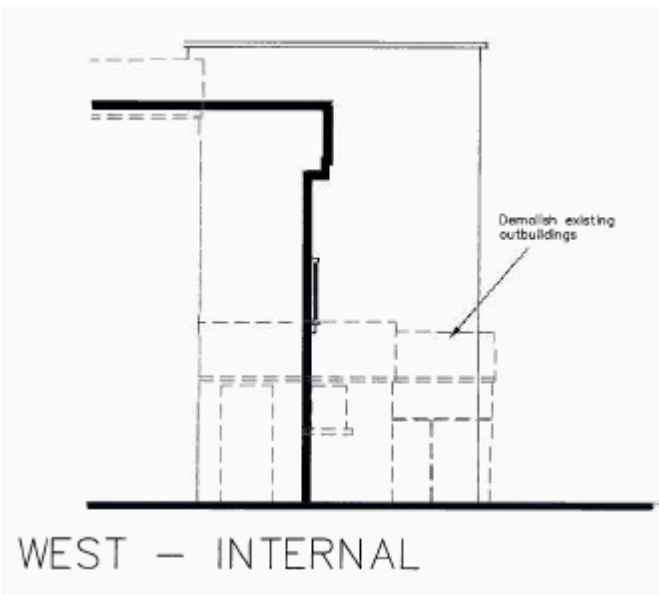
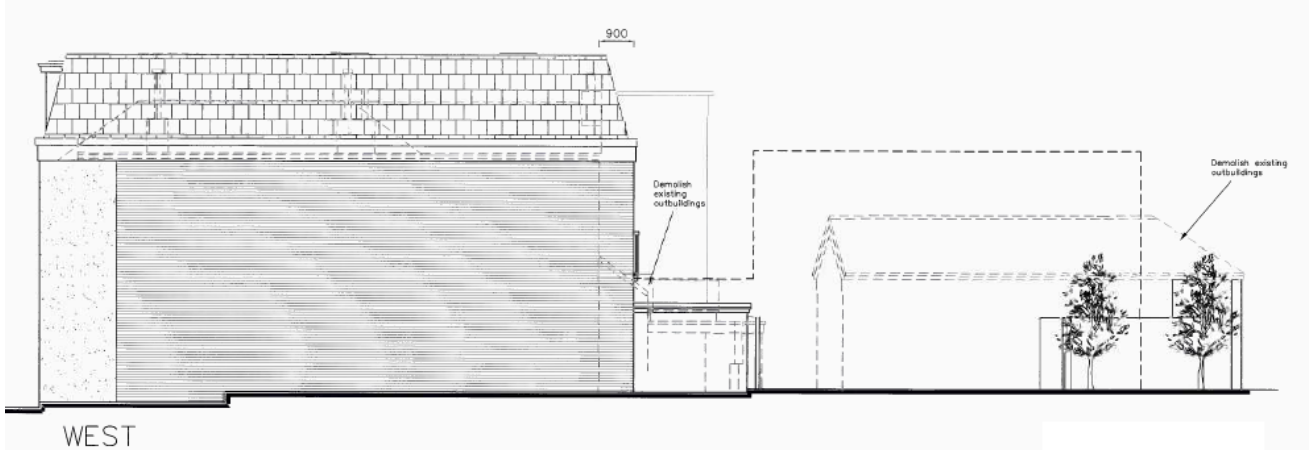
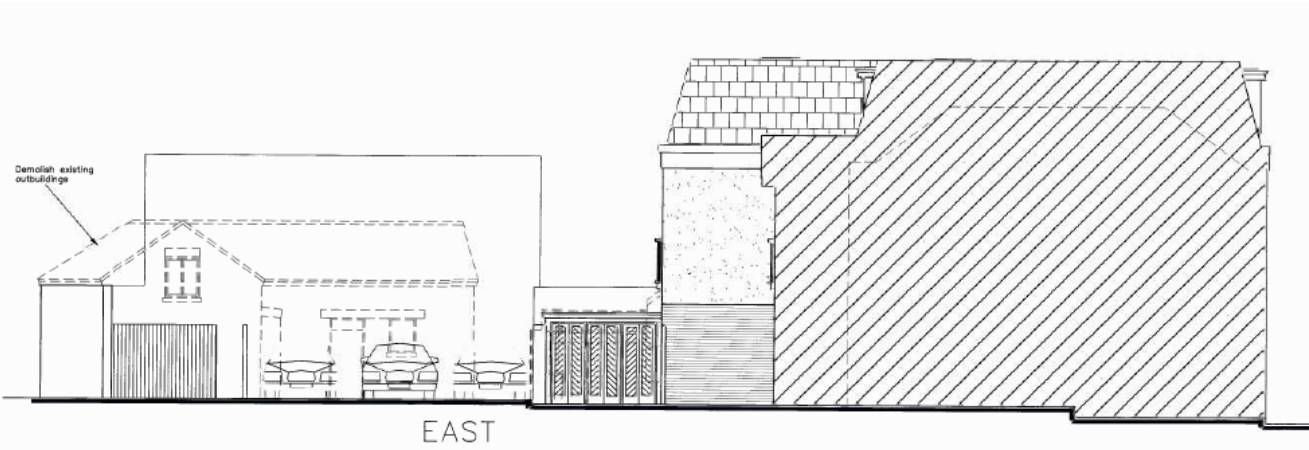
This page is intentionally left blank



This page is intentionally left blank



This page is intentionally left blank



This page is intentionally left blank

Site Address: 32 Wallis Road, Waterloo, PO7 7RX
Proposal: Two storey and single storey rear extension; new porch; changes to fenestration and re-modelling (As Amended).
Application No: APP/17/00233 Expiry Date: 15/05/2017
Applicant: Mr & Mrs Davidson
Agent: Mr Edwards Case Officer: Tina Pickup
Town & Country Architecture
Ltd
Ward: Waterloo

Reason for Committee Consideration: At the request of Councillor Buckley

HPS Recommendation: **GRANT PERMISSION**

1 **Site Description**

- 1.1 The application site relates to No.32 Wallis Road, Waterloo, which is a detached two storey dwelling located in a backland position on a large plot. Vehicular access is via a long private graveled drive taken between 30 and 34 Wallis Road. The existing dwelling is constructed of dark red brick with brown tile hanging at first floor beneath a brown tiled roof. The front door is on the south elevation which has no first floor windows at all. There is an existing garage located to the south east of this frontage area.
- 1.2 The dwelling has previous additions - a conservatory on the eastern elevation and a steeply pitched single storey extension on the north elevation (permitted in 2001, see below). Within the rear garden there is a raised decked area in the north eastern corner. The land has a slight slope such that No 32 is marginally higher than the dwellings fronting Wallis Road. The site features mature planting and trees providing a verdant setting. Boundaries vary - to the north there is an evergreen hedge approximately 2m high; and the eastern and southern boundaries are generally 2m high close boarded fencing with mature shrubs in front; and the western boundary is a mix including hedging and trees.
- 1.3 There is a Woodland TPO on land immediately to the north made in 2009 covering a range of trees, but no trees within the application site are covered by TPO's. The surrounding area is characterised by detached dwellings set in moderate mature plots.

2 **Planning History**

01/51200/001 - Single storey conservatory to side and new hip roof on existing flat roof extension, Permitted 29/05/2001

3 **Proposal**

- 3.1 The application proposes the demolition of the existing conservatory and a single storey extension across the full width of the rear, eastern, elevation with a two storey element at the northern end, approximately where the existing conservatory sits. This extension would have a depth of between 4m and 4.5m, with the eaves line of the single storey element being 2.1m and the eaves of the two storey element matching the main house. The proposal also includes other refurbishments and alterations including a ramped entrance with new front porch; and changes to fenestration including two additional first

floor windows in the south elevation, and rooflights in the existing single storey northern roof slope.

- 3.2 As originally submitted the proposal included cedar cladding to all elevations with grey aluminium windows and doors. During the course of considering the application amendments have been made including the omission of the cladding and retention of the existing tile hanging; re-siting and reduction in size of first floor windows in the south elevation with both now proposed with obscure glass; and adding a greater degree of hipped roof above the two storey element.
- 3.3 The applicant suffers from a degenerative disease and the proposal aims to make the property wheelchair accessible.

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

- 5.1 None necessary

6 Community Involvement

- 6.1 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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 12 in total, comprising:

8 letters of Objection to the original plans, from 7 different addresses.

4 further letters of Objection to the amended plans, 1 from a new address

- 6.2 The issues raised can be summarised as follows:

Outlook - bulk of new roof will block light and sun into lounge, garden and patio; windows in south elevation would affect outlook; increase in volume impacts disproportionately on surrounding houses and area; large extension alters aesthetics of existing property.

Officer Comment - separation distances exceed Design Guide SPD recommendation -

see section 7.6 - 7.10

Privacy - first floor windows in south elevation directly face 28A, 30 and 34 Wallis Road and would result in loss of privacy in rear gardens; original dwelling deliberately had no south facing windows to avoid overlooking; windows in north elevation will overlook patio, garden and lounge to 1 Treeside Way; if opening or clear glass will reduce privacy; proposal jeopardises spaciousness, privacy and seclusion; previous owners put in new windows with consideration to neighbours, being obscure glass and discreet.

Officer Comment - Amended plans show the first floor windows in the south elevation to be obscure glass; the windows in the north elevation are high level - see section 7.6 - 7.10

Overshadowing - 2 storey extension will reduce natural light, especially in winter.

Officer Comment - separation distances exceed Design Guide SPD recommendations - see section 7

Character of Area - Cladding out of keeping with woodland setting; detrimental to ambiance of neighbourhood.

Officer Comment - Amended plans retain tile hanging; but grey aluminum windows and doors still proposed - see section 7.3 - 7.5

Works Commenced - note windows in north elevation already fitted prior to Planning Permission being granted.

Officer Comment - A builder is on site but only working on internal alterations and works that do not require planning permission; the builder has been advised that any further works would be at their risk

Personal Circumstances of Applicant - positive discrimination to accommodate applicants needs unfair to needs of neighbours; illogical to have upstairs bedroom, should all be single storey.

Officer Comment - The health of the applicant and his access needs are not a material planning consideration and the application must be considered on its merits.

Precedent - proposal would set a precedent.

Officer Comment - Every application is considered on its merits

No site notice

Officer Comment - No site notice was required for this householder application; neighbour notification has been undertaken in accordance with Council's Code of Practice for Publicity of Planning Applications and Statement of Community Involvement.

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 design and impact on the character of the area
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to normal development management criteria which are assessed below.

(ii) Appropriateness of design and impact on the character of the area

- 7.3 As a 'backland' dwelling the existing property is not overly visible from the general public street scene in Wallis Road and can only be glimpsed along the drive and behind No 30 Wallis Road. It is however quite visible from within the surrounding properties and their gardens. The existing elevations are relatively 'plain' with very limited first floor windows and muted materials that blend with the surrounding verdant character. The proposed alterations and design seek to give the property more identity and particularly provide a more visually appealing entrance on the south elevation.
- 7.4 The mass and bulk of the proposed rear extension would not be harmful to the public street scene as it would not be seen. From neighbouring properties the proposed extensions would be visible across their own gardens and the design includes a variety of roof profiles to add visual interest, particularly to the east and south elevation. The amended plans retain the existing dark tile hanging which would maintain the overall muted appearance of the dwelling. The windows and doors would still be grey, but this is not considered inappropriate to these muted tones. No trees or hedges are affected by the proposal and the site would retain its verdant character.
- 7.5 The design and scale of the extensions and fenestration details is therefore deemed appropriate in context to the host dwelling and would not have an adverse impact on the character of the site or the visual amenity of the immediate area. The proposal is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.

(iii) Effect on neighbouring properties

- 7.6 The application site is surrounded by other residential properties and as such the changes proposed will be apparent to adjoining occupiers, a number of whom have objected to the proposals. In weighing up the significance of any impact on adjoining properties regard has been had to the spatial relationship between the application site and any affected dwellings, and how this relates to the Council's adopted guidance on such matters, as set out in the Borough Design Guide SPD.
- 7.7 With regard to the impact of the proposals on the Wallis Road properties to the south, the first floor windows in the south elevation have been amended to both be obscure glass bathroom windows. Whilst their insertion into a previously blank first floor facade could lead to the perception of being overlooked by No 30 and 28A Wallis Road, in reality there would be no direct overlooking from obscure glazed windows. Furthermore the separation distances are some 25m to the rear elevation of No 30, and this exceeds the recommended 20m back-to back separation guideline within the Borough Design Guide SPD. Therefore it is considered that the windows in the south elevation would not result in any harm to the amenity of the occupiers of No 30 or 28A from overlooking or loss of privacy. The changes proposed at ground floor level are also considered to have no significant impact on these properties by virtue of the separation distances involved.
- 7.8 With respect to the proposed windows in the existing roofslope of the north elevation, these are high level windows providing light to the dining area below. They would be set in the sloping ceiling and as they would be above eye height would not result in any overlooking or loss of privacy to the neighbours in Treaside Way to the north.
- 7.9 The proposed two storey and single storey rear extensions would add additional bulk and mass to the property which would be visible from the properties within Treaside Way, and particularly No 1 which is set closest. However it must be noted that the two storey bulk is aligned with the existing two storey dwelling and utilises a pitched roof which has had a hipped end added. This roof would slope away from the properties in Treaside Way, reducing the impact and increasing the separation of the highest part of the new

development from these properties. The rear elevation of No 1 Treeside Way is some 13m away from the side of the two storey element, and some 16m away from the ridge line. Whilst it is acknowledged that the occupiers of No 1, and to some extent the occupiers of No 5, will undoubtedly see the extensions, it is considered that the separation distances and use of hipped roofs is such that this additional bulk would not actually be harmful to their outlook or amenity - the distances are such that they exceed the Borough Design Guide SPD's recommendation of a 10m minimum separation distance between dwellings. Also due to the distances involved it is not considered that the proposal would cause any material additional overshadowing to the rooms within No 1 Treeside Way or their garden area.

7.10 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impacts on the properties immediately adjacent to the application site, meeting the requirements of Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.

8 Conclusion

8.1 It is considered that the scale, siting and design of the proposal, as amended, would have limited and acceptable impact on the neighbours and character of the area. The development proposed is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00233 subject to the following conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external materials used shall be as indicated on the hereby approved plans and where appropriate shall match, in type, colour and texture, those of the existing building so far as practicable.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 The new windows in the first floor on the south elevation shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and shall be retained as such thereafter.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed Site Plan Drawing No. 17/13/06 Revision B
Proposed Plans and Elevations Drawing No. 17/13/04 Rev C

Reason: - To ensure provision of a satisfactory development.

Appendices:

- (A) Location Plan
- (B) Site Plan
- (C) Existing Elevations
- (D) Proposed Ground and First Floor Plan
- (E) Proposed North and West Elevations
- (F) Proposed South and East Elevations



© Crown copyright and database rights Ordnance Survey. Licence number 100019217 (2017)

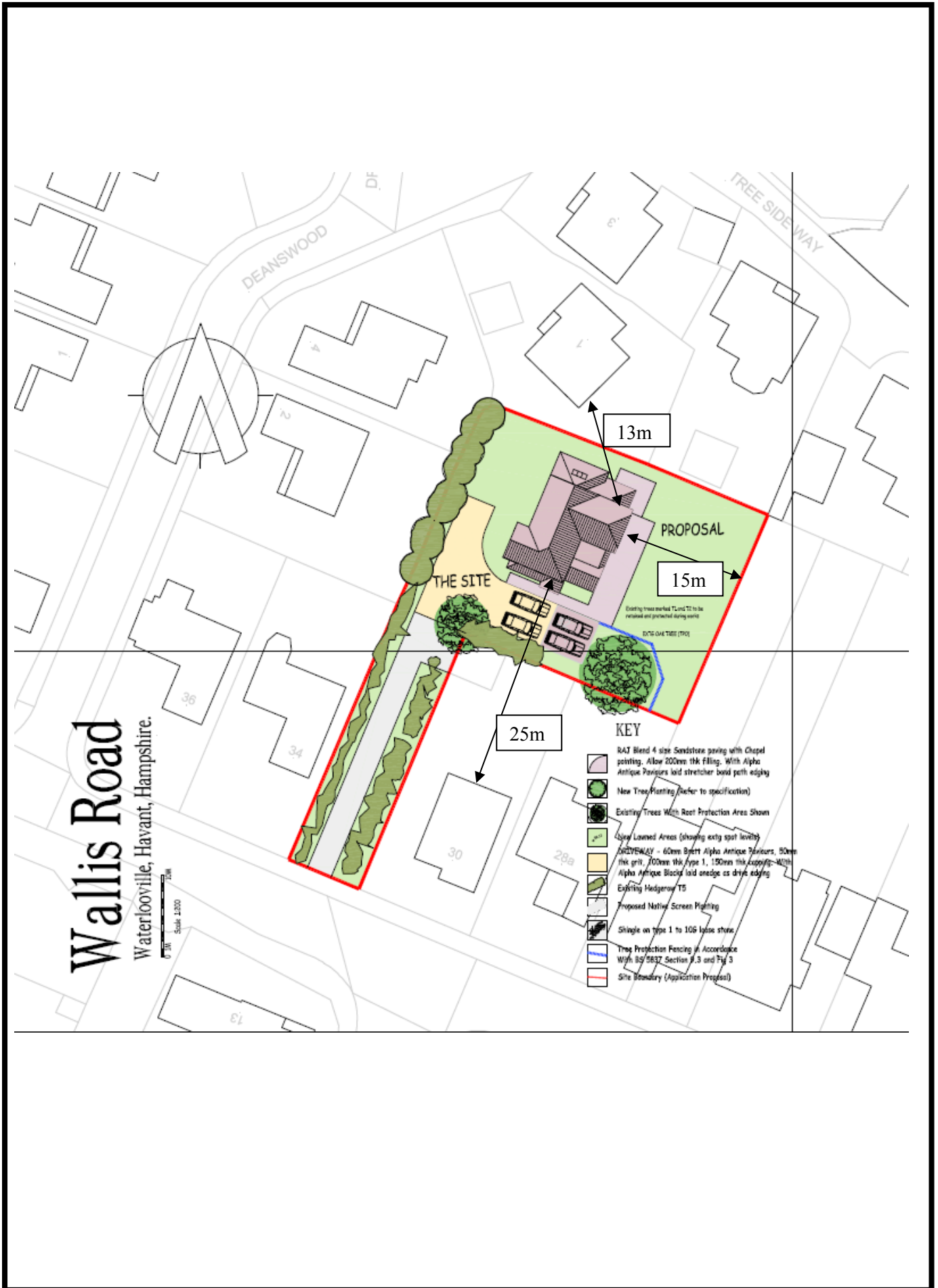
32 Wallis Road Waterlooville APP/17/00233

Objectors are marked X, Supporters are marked /. Please note not all objectors are listed on this plan

Scale: 1:1250



This page is intentionally left blank



This page is intentionally left blank



This page is intentionally left blank

This page is intentionally left blank



NORTH Elevation

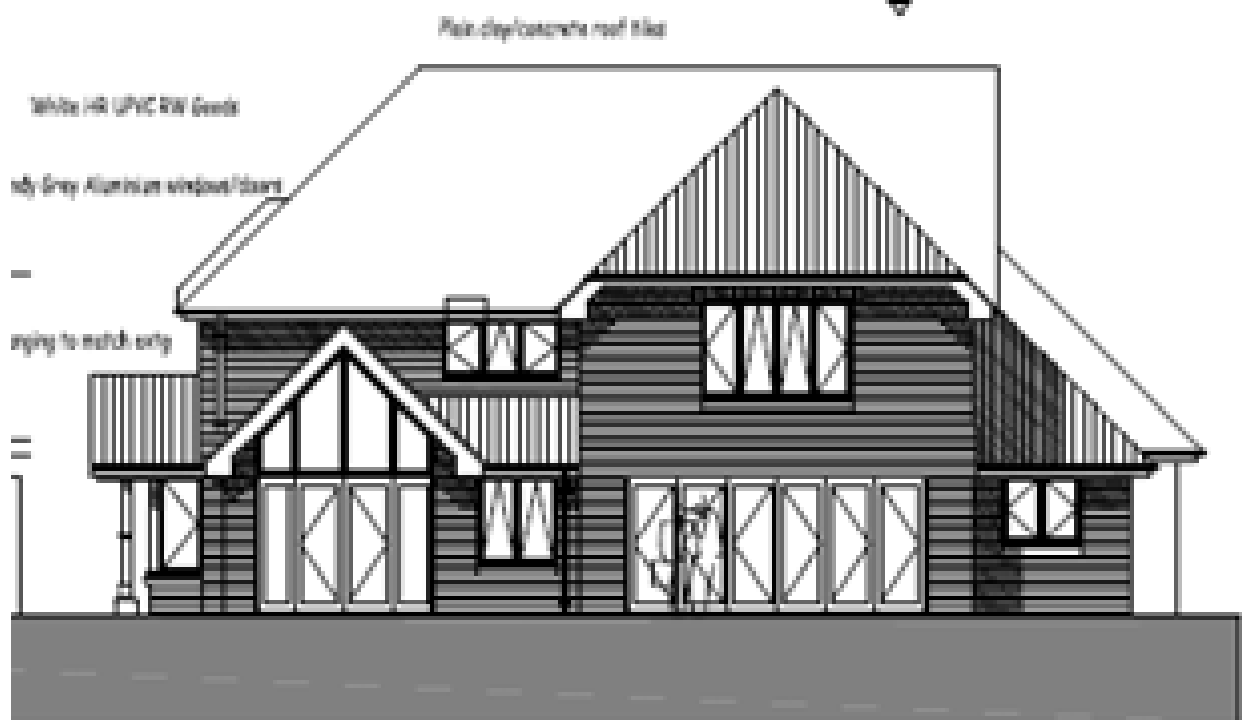


WEST Elevation

This page is intentionally left blank



SOUTH Elevation



EAST Elevation



This page is intentionally left blank

Site Address: 101 - 109 North Street, Emsworth, PO10 7PH
Proposal: Application for non-material change to Planning Permission
APP/16/01110 relating to change of brick type to Ibstock Sharpthorne mixed stock and
change of coping type to Ibstock Cisbury Half Round.
Application No: APP/17/00438 Expiry Date: 25/05/2017
Applicant: Havant Borough Council
Agent: Mr S Mountain Case Officer: Rachael McMurray
Ward: Emsworth

Reason for Committee Consideration: HBC application

HPS Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is located on North Street in Emsworth and comprises a brick wall which extends along the front of No's 101-109 North Street and finishes just before the railway bridge. The wall sits opposite the vehicular access to the Emsworth Railway Station.
- 1.2 The existing wall is of brick construction and forms a boundary with the pedestrian footpath which runs under the railway bridge. Above the wall sits a bank of landscaping which forms part of the front gardens of No's 97-109 North Street. These properties comprise a terrace row which is positioned 8m-11m back from the line of the wall.

2 Planning History

APP/15/00653 - Replacement and repair of retaining wall, PERM, 19/08/2015
APP/16/01110 - Replacement of retaining wall (amendment to Planning Permission
APP/15/00653) abutting 101-109 North Street. , PERM, 13/12/2016

3 Proposal

- 3.1 Application for non-material change to Planning Permission APP/16/01110 relating to change of main brick type from 'Ibstock West Hoathly' to 'Ibstock Sharpthorne' and change of coping brick type from 'West Hoathly Half Round' to 'Ibstock Cisbury Half Round'.
- 3.2 The reason for the change to the brick types is that the approved bricks are now unavailable and therefore alternatives are required. As the original brick was specified on the plans which were approved under APP/16/01110, further approval is required for any amendment to the materials proposed to construct the wall, hence the need for this application.

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Local Plan (Core Strategy) March 2011

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Not applicable to an application for a non-material amendment to an existing planning permission.

6 Community Involvement

Not applicable to an application for a non-material amendment to an existing planning permission.

7 Planning Considerations

7.1 As detailed in paragraph 3.1 above, this application has been submitted under legislation which was introduced to allow for applications for non-material changes to Planning Permissions. The Government has advised that the requirements for design and access statements, publicity and consultation, and to take reasonable steps to identify unknown owners, would have applied to the original application if relevant. Therefore, those requirements do not apply to this type of application. The Government have advised that Local Planning Authorities must have regard to the effect of the change when determining whether a proposal is a 'non-material' amendment - there is no statutory definition of the term.

7.2 In this case, having regard to the relevant policies of the development plan it is considered that the main issue arising from this application which will determine whether the change proposed is a 'non-material' one is:

(i) Appropriateness of design and impact on the character of the area

7.3 The only alterations proposed are to the brick types. The difference between the approved bricks and those proposed is very minor, with both those approved and now proposed having a traditional multi stock brick appearance and finish, being of a similar tone and colour. Overall the change is not considered to result in a material change to the development, and the proposed change is considered to accord with Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.

8 Conclusion

8.1 The proposed change to the materials is considered to form a non material amendment and the application is therefore recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00438 subject to the following condition:

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

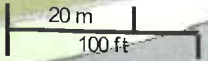
Application form dated 25th April 2017

Reason: - To ensure provision of a satisfactory development.

Appendices:

- (A) Location Plan
- (B) Wall Plan
- (C) Replacement Wall Elevation

This page is intentionally left blank



© Crown copyright and database rights Ordnance Survey. Licence number 100019217 (2016)

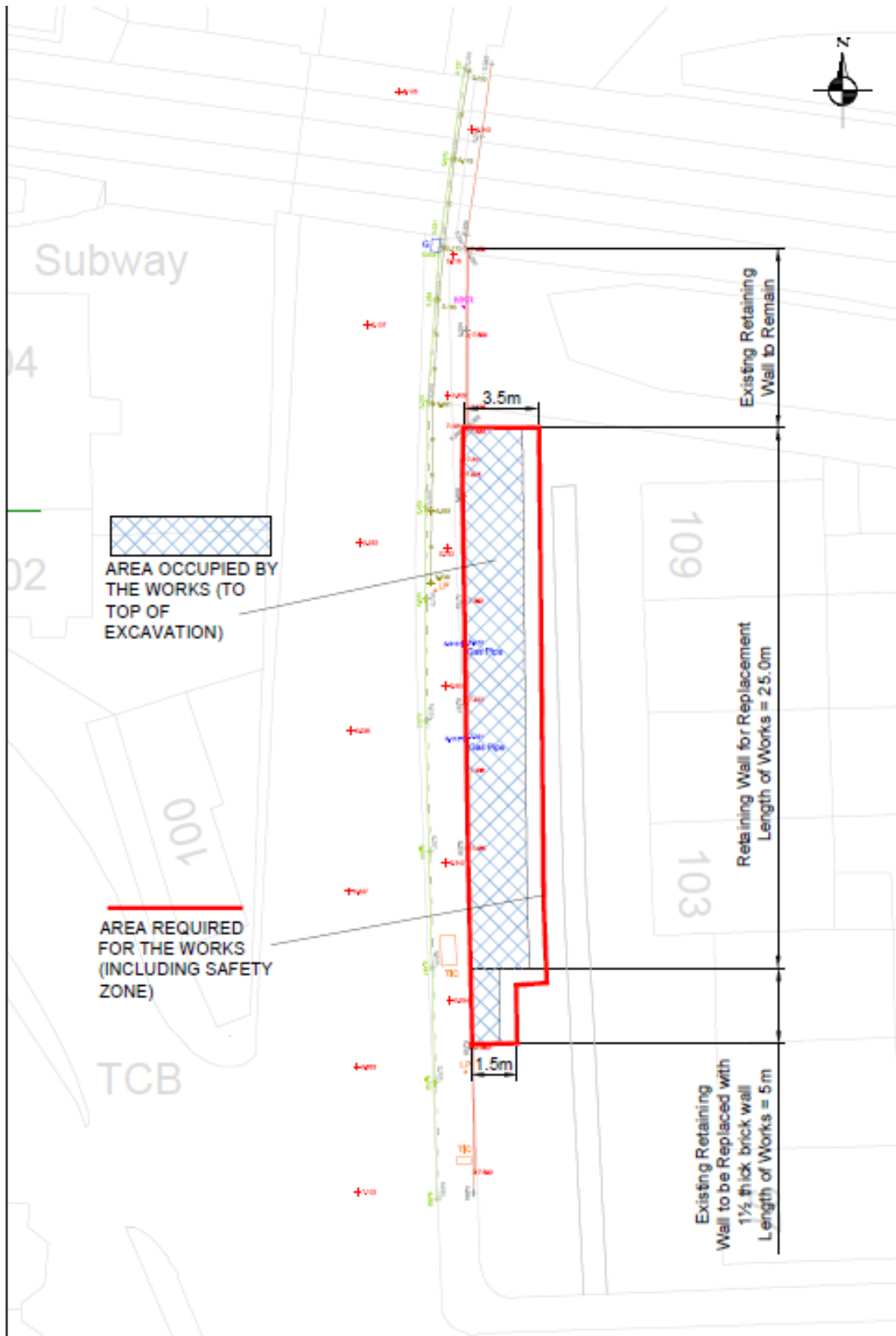


Boundary wall to front of 97-109 North Street, Emsworth, PO10 7PH

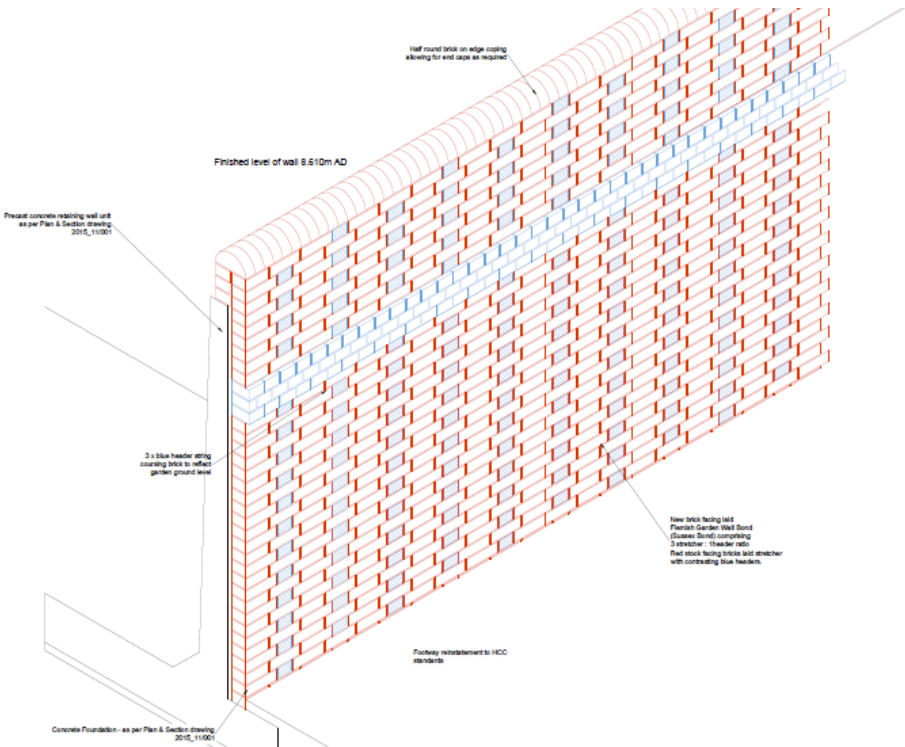
APP/16/01110

Scale: 1:1250

This page is intentionally left blank



This page is intentionally left blank



This page is intentionally left blank

HAVANT BOROUGH COUNCIL

Development Management Committee

18 May 2016

REPORT TITLE: APPOINTMENT OF SITE VIEWING WORKING PARTY

Report by the Democratic Services Officer

1.0 PURPOSE OF REPORT

- 1.1 To consider the appointment of a Site Viewing Working Party with the terms of reference set out below.

2.0 RECOMMENDATION

- (a) that the Site Viewing Working Party be constituted with the terms of reference set out in paragraph 3.1 of the report;
- (b) Members of the including standing deputies) be appointed to the Working Party referred to in (a) above; and
- (c) members appointed to the Working Party referred to in (a) above continue to be members and constitute that Working Party until the first meeting of the Committee after the annual meeting of the Council subject to the members concerned remaining members of the Council during that time.

3.0 SUMMARY

- 3.1 (Membership for 2017/2018 – The whole Committee (Including Standing Deputies.)

Terms of Reference

Title:	Site Viewing Working Party
Membership:	All members (including standing deputies) of the Development Management Committee
Chairman:	To be appointed by the Development Management Committee.
Function:	To inspect sites relating to planning applications, Tree Preservation Orders and other matters referred to it by the Development Management Committee and officers and to inspect sites as necessary and request additional information if necessary.

4.0 IMPLICATIONS

- 4.1 **Resources:** Financial provision for site visits has been made in the budget
- 4.2 **Legal:** No specific Issues
- 4.3 **Strategy:** It is essential that the Council has input and considers matters of importance in a timely fashion. The Site Viewing Working Party enables thorough consideration of such matters.
- 4.4 **Risks:** Health and Safety Risk Assessment has been undertaken.
- 4.5 **Communications:** Not Applicable
- 4.6 **For the Community:** None directly from this report
- 4.7 **The Integrated Impact Assessment (IIA) has been completed and concluded the following:** Not Applicable

Appendices: None

Background papers: None

Contact Officer: Jack Caine, Democratic Services Officer
Tel: 023 92 446230
Email: jack.caine@havant.gov.uk

Rota for the rotating Chairmanship for the Development Management Committee 2017/2018

- Cllr Lulu Bowerman
- Cllr Paul Buckley
- Cllr Gary Hughes
- Cllr David Keast
- Cllr Dianna Patrick
- Cllr John Perry
- Cllr Clare Satchwell

This page is intentionally left blank