

HAVANT BOROUGH COUNCIL
PUBLIC SERVICE PLAZA
CIVIC CENTRE ROAD
HAVANT
HAMPSHIRE P09 2AX



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EXTRAORDINARY DEVELOPMENT MANAGEMENT COMMITTEE AGENDA

Membership: Councillor Satchwell (Chairman)

Councillors Mrs Shimbart (Vice-Chairman), Crellin, Howard, Keast, Lloyd, and Lowe.

Standing Deputies: Councillors Guest, Patel, Patrick and Thain-Smith

Meeting: Development Management Committee

Date: 10 September 2019

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:

David Brown
Monitoring Officer

2 September 2019

Contact Officer: Mark Gregory 02392 446232
Email: mark.gregory@havant.gov.uk

Page

PART A - (Items Open for Public Attendance)

1 Apologies for Absence

To receive and record apologies for absence.

2 Site Viewing Working Party Minutes

To Follow

To receive the minutes of the Site Viewing Working Party held on 5 September 2019.



3 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.

4 Chairman's Report

The Chairman to report the outcome of meetings attended or other information arising since the last meeting of the Committee.

5 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.

6 Applications for Development and Development Control Matters 1 - 4

Part 1 - Applications Viewed by the Site Viewing Working Party

7(1) APP/19/00038 - Land adj to 11 Queen Annes Drive, Havant, PO9 3PG 5 - 34

Proposal: Erection of 1 No. 3 bed dwelling with associated access and parking.

[Associated Documents](#)

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

None

Part 3 - All Other Applications for Development

8(1) APP/19/00598 - 3 Lexden Gardens, Hayling Island, PO11 0QP 35 - 58

Proposal: Proposed first floor extension above existing garage and utility room. (Revised Application)

Associated documents - <https://tinyurl.com/zlhodpd>

Proposal: Single detached garage

Associated documents - <https://tinyurl.com/zlhodpd>

Part 4 - Enforcement and Other Development Control Matters

None

PART B (Confidential Items - Closed to the Public)

None

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 *Mark Gregory* (tel no: 023 9244 6232 6232) 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 **Friday, 6 September 2019**. 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: mark.gregory@havant.gov.uk or DemocraticServices@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
- Councillors may only take part in the debate if they are present at the meeting: video conferencing is not permissible
- A member of the Committee may not ask a standing deputy to take their place in the Committee for part of the meeting
- The report or matter submitted for discussion by the Committee may be debated prior to a motion being proposed and seconded. Recommendations included in a report **shall not** be regarded as a motion or amendment unless a motion or amendment to accept these recommendations has been moved and seconded by members of the Committee
- Motions and amendments must relate to items on the agenda or accepted by the meeting as urgent business
- Motions and amendments must be moved and seconded before they may be debated
- There may only be one motion on the table at any one time;
- There may only be one amendment on the table at any one time;
- Any amendment to the motion can be moved provided it is (in the opinion of the Chairman) relevant to the matter under discussion. The amendment can be a direct negative of the motion.
- The mover with the agreement of the seconder may withdraw or alter an amendment or motion at any time
- Once duly moved, an amendment shall be debated along with the original motion.
- If an amendment is carried, the motion as amended shall take the place of the original motion and shall become the substantive motion on which any further amendment may be moved.
- If an amendment is rejected different amendments may be proposed on the original motion or substantive motion.
- If an amendment is lost, other amendments may be moved to the original motion or substantive motion
- If an amendment is lost and there are no further amendments, a vote will be taken on the original motion or the substantive motion
- If no amendments are moved to the original motion or substantive motion, a vote will be taken on the motion or substantive motion
- If a motion or substantive motion is lost, other motions may be moved

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;

- An amendment must be voted on before the motion
- 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
- A Councillor may request that his/her vote be recorded in the minutes

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

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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.

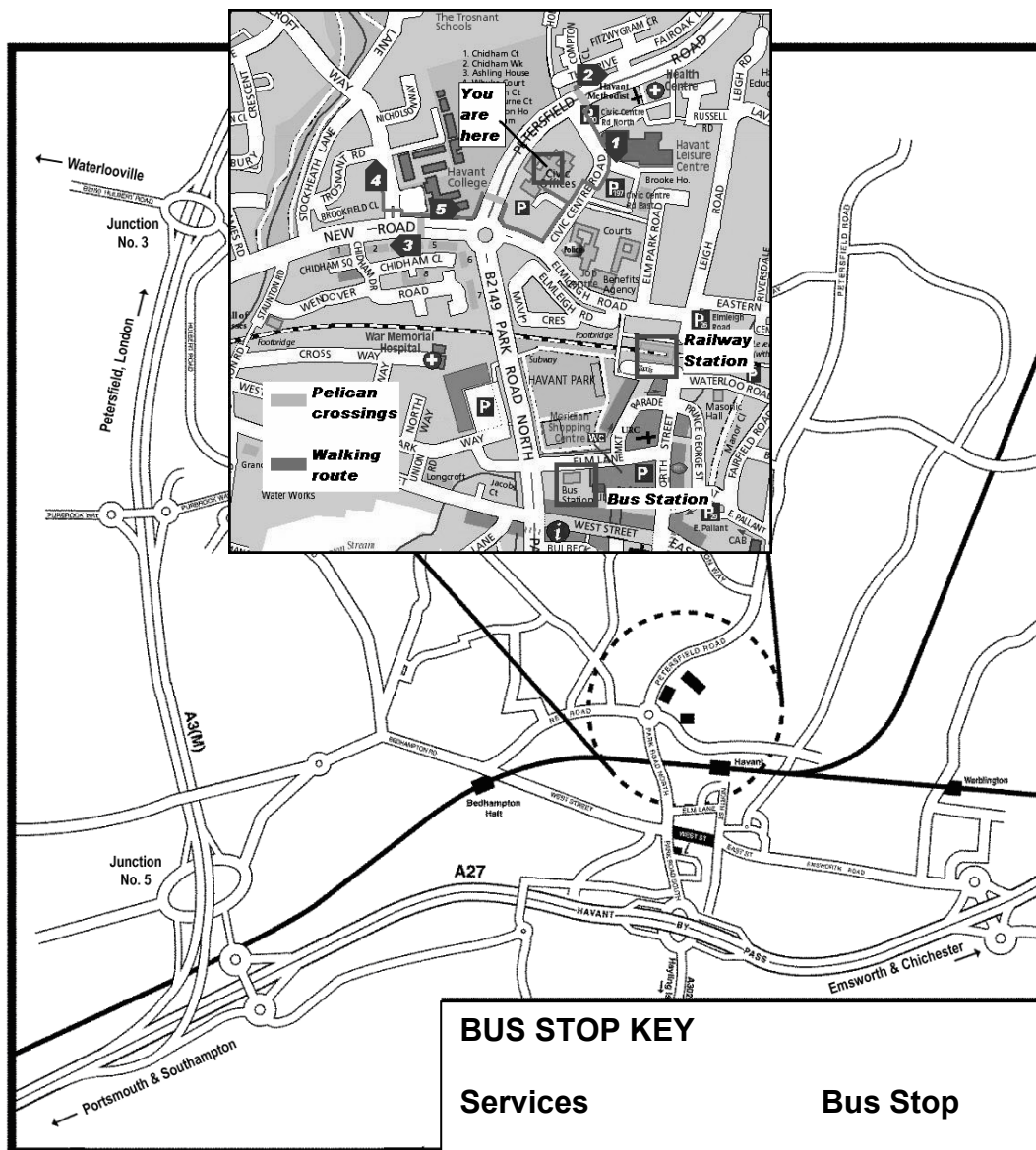
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No Smoking Policy

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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

HAVANT BOROUGH COUNCIL

Development Management Committee

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

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 Head of Planning 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 Head of Planning, and where applicable the views of the Site Viewing Working Party.

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

HPS	Head of Planning Services
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 Head of Planning, 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

Simon Jenkins
Head of Planning

Nick Leach
Monitoring Officer

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Site Address:	Land adj to 11 Queen Annes Drive, Havant, PO9 3PG		
Proposal:	Erection of 1 No. 3 bed dwelling with associated access and parking.		
Application No:	APP/19/00038	Expiry Date:	23/09/2019
Applicant:	KPR Homes Ltd.		
Agent:	Ms Glover	Case Officer:	Bee Crawford
	Pure Town Planning		
Ward:	Bedhampton		

Reason for Committee Consideration: At the request of Councillor Robinson

HPS Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site lies within an established residential area, and comprises land which was formerly part of the side garden of 11 Queen Annes Drive, although the plot has subsequently been sub-divided. The site features a slight east/west incline and is uncultivated with areas of grass and concrete enclosed with fencing and trellis ranging in height from 1 metre to 2 metres to the eastern, western and southern boundaries and a dwarf wall and heras style fencing to the front boundary.
- 1.2 Two storey detached properties are to the east, west and opposite, and the side aspect of the rear garden of a two storey detached property in Norman Way is to the rear. The area is of medium density with two storey detached dwellings of similar and different age, style and design.

2 Planning History

APP/17/00451 - Demolition of the existing dwelling and erection of 2 No. detached 4 bed dwellings with associated access and parking, refused 23/06/2017 for the following reasons:

- 1. Development of the site in the manner proposed would amount to over-development, in that it would give rise to unsatisfactory plot sizes and to a cramped and congested layout. This would be harmful to the amenities of the neighbouring properties through having an overbearing impact on the adjoining properties and adversely affecting residential amenity. Furthermore, having regard to the size of the new dwellings proposed, the development would fail to provide future occupiers of the new dwellings with adequate amounts of private outdoor garden space. The development is therefore considered contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the Havant Borough Design Guide Supplementary Planning Document 2011 together with the National Planning Policy Framework 2012.*
- 2. The proposal, without completion of the appropriate binding arrangements to secure a contribution towards the Solent Recreation Mitigation Project, is*

contrary to the Council's Policy on contributions towards measures of mitigation adopted by the Local Planning Authority. These seek to ensure that the provision is made from new development towards mitigating against increasing recreational pressure on the Solent SPA. The development is therefore contrary to policies CS11 and 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 2012.

Subsequent to the refusal of this application, the site has now been sub-divided and 11 Queen Annes Drive has been sold.

3 Proposal

- 3.1 The proposal is for the erection of 1No. 3bed detached dwelling with associated access and parking within the area of land that has been subdivided from the original curtilage of 11 Queen Annes Drive. The proposed dwelling is two-storey in scale, with a single storey projection to the rear. All three bedrooms are proposed to face onto the Queen Annes Drive street scene – only bathroom (one family, one ensuite) and landing windows face the rear garden at first floor level. The materials proposed are red brick and render for the walls and a clay effect tile for the roof.
- 3.2 A new vehicular access is proposed to be formed from Queen Annes Drive to serve the dwelling, with a paved driveway providing car parking for the dwelling.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS21	(Developer Requirements)
CS9	(Housing)
DM13	(Car and Cycle Parking on Residential Development)

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)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 Statutory and Non Statutory Consultations

Building Control

Initial comments:

The location of the bin storage should be confirmed.

There is a public surface water drain on the site, Southern Water should be consulted.

Further comments were received on 14 August following re-consultation for amended plans:

The proposed location of the bin store would be acceptable.

Community Infrastructure

The development is CIL Liable.

£688.85 received on 12 February 2019 in respect of the SRMS fee, together with the uplift payment of £16.80 received on 30 July 2019.

Crime Prevention - Minor Apps

No response received.

Developer Services, Southern Water

The exact position of the public surface water sewers must be determined on site by the applicant before the layout of the proposed development is finalised.

Please note:

- No development or new tree planting should be located within 3 meters on each side of the external edge of the public sewer.
- No new soakaways should be located within 5m of a public sewer.
- All existing infrastructure should be protected during the course of construction works.

Furthermore, due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers, it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire S021 2SW (Tel: 0330 3030119) or www.southernwater.co.uk.

Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer. We request that should this application receive planning approval, the following informative is attached to the consent:

A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire S021 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging

Arrangements documents which has now been published and is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructure-charges>.

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

Officer comment: *An informative is recommended as per Southern Water's request. The Building Control team have raised no objections to the use of soakaways in this location, however Portsmouth Water are providing advice with regard to the discharge of surface water via soakaway in light of the potential impact on potable water supplies.*

Highways Engineer, Development Engineer

I confirm the Highway Authority have no objection subject to the following conditions and note to applicant:-

Conditions:-

1. Prior to occupation the access shall be surfaced in a non-migratory material for a minimum distance of 6m. measured from the nearside edge of carriageway of the adjoining highway. The surfacing shall be maintained in this condition at all times thereafter.
2. Prior to occupation the area shown on the approved plan for the parking and manoeuvring of vehicles shall be provided and reserved for these purposes at all times.

Note to Applicant :-

Before undertaking any work which affects a public highway (including a public right of way) you must obtain specific written approval from the Director of Economy, Transport and Environment at Hampshire County Council and enter into or secure any necessary legal agreements or consents to enable the works on a public highway to proceed. It is an offence to carry out unauthorised works on a public highway. This requirement applies not only to the creation of new vehicle accesses involving excavation within a footway, verge or carriageway but also to the stopping of existing access(es) or other works on or to the public highway. For further information, please contact highways.development.control@hants.gov.uk

Officer comment: *The recommended conditions are included in the officer recommendation; an informative is also recommended regarding the provision of the new vehicular access*

Portsmouth Water Company

Initial comments

Portsmouth Water have reviewed the full application for the erection of 1No. 3 bed dwelling with associated access and parking, Havant and have the following comments.

Site Setting

The site is located in Source Protection Zone 1c (SPZ1c) for the Havant and Bedhampton springs; an essential public water supply source. The SPZ1c relates to subsurface activity only, where the Chalk aquifer is confined and may be impacted by deep drilling activities. Subterranean activities such as drainage solutions, site investigation boreholes and/or piling may pose a risk to groundwater quality and our supply at Havant and Bedhampton Springs.

Portsmouth Water's Position

Portsmouth Water have no objections in principle to the proposed development, however due to the sensitivity of the groundwater environment of the proposed site we would wish to see more detail provided regarding the planned drainage and foundation designs for the site.

Drainage

The proposed surface water strategy is disposal by soakaway, if these are shallow in nature this will be acceptable to Portsmouth Water in relation to groundwater protection and we would have no further comments on surface water drainage for the site.

Portsmouth Water has a presumption against deep bore soakaways in this area. If deep bore soakaways are the proposed drainage solution, the application for the construction and installation of these features should be accompanied by an adequate risk assessment demonstrating how the risk to groundwater would be mitigated in the proposed design.

Based on the information provided in the application form we understand foul water from the site will discharge via main sewers, this is acceptable to Portsmouth Water in relation to groundwater protection. Portsmouth Water require the use of the highest specification pipework and designs for schemes involving sewerage systems in SPZ1 to minimise leakage. Portsmouth Water have no further comments on foul water drainage for the site.

Piling & Foundations

Portsmouth Water require details of the proposed foundation solution for the development, the proposed works are situated in a sensitive groundwater catchment and there are potentially risks associated with groundworks in this area.

Piling or any other foundation designs using penetrative methods can pose a risk to potable supplies from, for example, turbidity, mobilisation of historical contaminants, drilling through different aquifers and creation of preferential pathways. Thus, if piling is required it should be demonstrated that any proposed piling will not pose a risk to groundwater.

Further comments were received on 9 August following re-consultation for amended plans:

Portsmouth Water have reviewed the revised plans and documentation for the application for the erection of 1No. 3 bed dwelling with associated access and parking, Havant and have the following comments.

Site Setting

The site is located in Source Protection Zone 1c (SPZ1c) for the Havant and Bedhampton springs; an essential public water supply source. The SPZ1c relates to subsurface activity only, where the Chalk aquifer is confined and may be impacted by

deep drilling activities. Subterranean activities such as drainage solutions, site investigation boreholes and/or piling may pose a risk to groundwater quality and our supply at Havant and Bedhampton Springs.

Portsmouth Water's Position

No further documentation has been submitted in relation to the planned drainage and foundation design for the site. Portsmouth Water would wish to see more detail provided regarding the planned drainage and foundation designs for the site prior to approval.

Drainage

The proposed surface water strategy is disposal by soakaway, if these are shallow in nature (i.e. there is no discharge into the chalk and the soakaways do not penetrate into the chalk), this will be acceptable to Portsmouth Water in relation to groundwater protection and we would have no further comments on surface water drainage for the site.

Officer comment: *The agent's architect has confirmed the proposed soakaways would be shallow bore. A condition is recommended for details of the proposed soakaways to be submitted prior to the commencement of any development.*

Portsmouth Water has a presumption against deep bore soakaways in this area. If deep bore soakaways are the proposed drainage solution, the application for the construction and installation of these features should be accompanied by an adequate risk assessment demonstrating how the risk to groundwater would be mitigated in the proposed design.

Based on the information provided in the application form we understand foul water from the site will discharge via main sewers, this is acceptable to Portsmouth Water in relation to groundwater protection. Portsmouth Water require the use of the highest specification pipework and designs for schemes involving new sewerage systems in SPZ1 to minimise leakage. Portsmouth Water have no further comments on foul water drainage for the site.

Piling & Foundations

The proposed site is situated in a sensitive groundwater catchment and there are potential significant risks associated with groundworks in this area.

Portsmouth Water would have a presumption against piling at this location if the piles penetrate the full depth of the Clay cover. We would have no objection to piled foundations that terminate within the Clay cover; in this instance we would expect a piling risk assessment and method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, vibration and the programme for the works) to be submitted to and approved in writing by the local planning authority in consultation with Portsmouth Water.

Any piling, if proposed, must be undertaken in accordance with the terms of the approved piling method statement.

Reason: Piling or any other foundation designs using penetrative methods can pose a risk to potable supplies from, for example, turbidity, mobilisation of historical contaminants, drilling through different aquifers and creation of preferential pathways.

Officer comment: *A condition is recommended controlling the use of piling at the site.*

Public Spaces

No comment received.

Natural England

No objection

Nutrient Neutrality – no objection subject to mitigation

Natural England notes that your authority, as competent authority, has undertaken an appropriate assessment of the proposal in accordance with Regulation 63 of the Conservation of Species and Habitats Regulations 2017 (as amended). Natural England is a statutory consultee on the appropriate assessment stage of the Habitats Regulations Assessment process.

Natural England is aware that your authority has adopted an interim strategy using Grampian conditions to address nutrient impacts from developments currently in the planning system and we have been working with the Council to develop this approach. It is noted that the mitigation would be secured through a Grampian condition, requiring the mitigation package to be agreed, provided to the Council and implemented prior to the occupation of the development.

Your appropriate assessment concludes that your authority is able to ascertain that the proposal will not result in adverse effects on the integrity of any of the sites in question. With regard to deterioration of the water environment, it is noted that the approach to address the positive nitrogen budget for this development is to offset against the interim strategy, with measures to ensure this approach can be adequately secured and accounted for.

It is Natural England's view that in this case, provided the Council as competent authority, is satisfied that the approach will ensure the proposal is nutrient neutral and the necessary measures can be fully secured; Natural England raises no further concerns.

Please consult Natural England on the discharge of the Grampian condition.

Solent Recreation Mitigation Strategy – no objection subject to mitigation

This application is within 5.6km of Chichester and Langstone Harbours SPA and will lead to a net increase in residential accommodation. Natural England is aware that Havant Borough Council has adopted a planning policy to mitigate against adverse effects from recreational disturbance on the Solent SPA sites, as agreed by the Solent Recreation Mitigation Partnership (SRMP).

The Appropriate Assessment has taken this into consideration, therefore, providing the appropriate mitigation is secured by any approval, Natural England are satisfied that the applicant has mitigated against the potential adverse effects of the development on the integrity of the European site, and has no objection to this aspect of the application.

Waste Services Manager

I do not have any concerns with this application.

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: 8

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 9

Summary of representations**6.1 Matters raised which are material planning considerations**

- Principle of development
- Overdevelopment of the site
- Size of the rear garden
- Not in keeping with existing street scene
- Inadequate parking
- Overlooking
- Loss of privacy
- Overbearing
- No need for additional dwelling
- No change from previously refused application APP/17/00451
- Does not meet the requirements of the HBC Borough Design Guide
- Distances to boundaries
- Design
- Impact on amenities of neighbouring properties
- Loss of light
- Loss of outlook
- Construction disturbance
- Precedent
- Drainage issues

The above issues are addressed in section 7 below. Regarding the concerns raised with drainage, appropriate conditions and informatives have been recommended following consultation with Southern Water and Portsmouth Water.

6.2 Matters raised which are not material planning considerations

- Sub-division of plot
- Domestic activities
- Demolition/removal of old foundations

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 upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Highways and parking
- (v) Developer contributions
- (vi) 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 management criteria. The provision of a new dwelling would make a modest contribution towards meeting the Council's requirement for providing new homes across the Borough under Core Strategy Policy CS9.

(ii) Appropriateness of design and impact upon the character and appearance of the area

7.3 The proposal is for the construction of a two-storey detached property located to the east of 11 Queen Annes Drive on a plot of land which formed part of the garden area of this property which has since been sub-divided. Prior to the sub-division of the plot, an application was submitted under APP/17/00451 for the demolition of the existing dwelling and erection of 2 No. detached 4 bed dwellings with associated access and parking – the site plan proposed at that time is attached at Appendix F. This application was refused on 23 June 2017 for reasons including the following:

Development of the site in the manner proposed would amount to over-development, in that it would give rise to unsatisfactory plot sizes and to a cramped and congested layout. This would be harmful to the amenities of the neighbouring properties through having an overbearing impact on the adjoining properties and adversely affecting residential amenity. Furthermore, having regard to the size of the new dwellings proposed, the development would fail to provide future occupiers of the new dwellings with adequate amounts of private outdoor garden space. The development is therefore considered contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the Havant Borough Design Guide Supplementary Planning Document 2011 together with the National Planning Policy Framework 2012.

7.4 Subsequent to the refusal of APP/17/00451, the plot has since been sub-divided which in isolation did not require planning permission. The current application seeks permission for a three bedroom dwelling of a reduced size compared to the dwellings proposed under APP/17/00451. It would also be sited on a slightly wider plot than proposed under APP/17/00451, with a larger rear garden and each application is considered on its own merit.

7.5 As originally submitted, the current application proposed the new dwelling to have a minimum depth of 5.8 metres and a maximum depth of 9.7 metres, with a large rear facing bedroom window. Following the Officer's visit to the site and neighbouring properties,

concerns were raised regarding the potential overbearing impact on the property at 6 Norman Way to the south, and the resulting overlooking and a loss of privacy from the proposed rear first floor bedroom window to the rear garden of this property. Furthermore there were also concerns about the depth of the rear garden, the mass of the roof and the relationship with the adjacent properties.

- 7.6 Following detailed negotiations with the agent, amended plans were submitted and accepted on 28 June. The revisions included reducing the depth of the dwelling by approximately 1 metre both at ground and first floor from the south. In addition, the windows in the first floor southern elevation have been altered from a landing, bathroom and large bedroom window, to windows of a modest size serving an ensuite, landing and bathroom, all of which can be conditioned to be obscurely glazed to mitigate any resulting overlooking or loss of privacy.
- 7.7 As amended the dwelling is proposed to be set 3m off the western boundary to avoid the sewer running through 11 Queen Annes Drive. It will be set 1m off the eastern boundary with No.9 Queen Annes Drive and its two storey form will be set 9.7m off the southern boundary. The main roof is fully hipped and as a result of both its siting and limited bulk at roof level the dwelling would not fill the width of the entire plot, leaving space about the building. The mass of the proposed dwelling has also been moderated from the original submission by reducing the eaves height by approximately 0.4 metres and the ridge height by 0.7 metres. This reduction results in the overall height of the property being lower than the existing properties at Nos. 9 and 11 Queen Annes Drive. With these changes, it is considered the building would not be overly dominant in relation to the neighbouring properties. Furthermore, the new dwelling is of a traditional design and materials, reflecting the characteristics of the properties in the surrounding area and it is judged it would not have an adverse impact on the visual amenity of the street scene.
- 7.8 Paragraph 5.05 of the HBC Borough Design Guide SPD recommends that garden lengths should normally allow for 10 metres between the proposed dwelling and the boundary. Following the submission of amended plans, the rear garden has a minimum depth of 6.8 metres and a maximum depth of 9.7 metres which extends across approximately half the plot. In addition the width of the rear garden is 13 metres and in this particular case, given the reduction in the size of the dwelling and generous plot width it is considered that the proposed rear amenity area would be acceptable.
- 7.9 Regarding the relationship with the adjacent properties and the effect on the street scene, the distance between the western elevation of the new dwelling and the eastern elevation of No. 11 Queen Annes Drive is 4.2 metres and the distance between the eastern elevation of the new property and the western elevation of No. 9 Queen Annes Drive is 1.6 metres. There is a similar distance between the side elevations of numbers 9 and 7 Queen Annes Drive. The property sits marginally forward of the neighbouring properties - approximately 0.6 metres to number 11 and 0.3 metres to number 9, although it is considered this difference would not have a significant impact on the characteristics of the street scene. Therefore, overall it is deemed the scheme would not result in a cramped and congested layout, being able to provide adequate amenity space and parking provision.
- 7.10 The revised design and appearance of the proposal is therefore deemed appropriate in context and is judged to be acceptable, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is considered that the proposal would not result in an adverse impact on the visual amenity of the locality.

(iii) Impact upon residential amenity

7.11 Impact on 9 Queen Annes Drive

The application site is situated in the middle section of Queen Annes Drive and is currently a vacant plot which previously formed part of the garden of 11 Queen Annes Drive. The proposed dwelling would be located 1 metre from the eastern boundary of the site with the western elevation of number 9 Queen Annes Drive a further 0.6 metres away. The dwelling would be situated a minimum of 0.3 metres and a maximum of 0.8 metres forward of the property at number 9 Queen Annes Drive and set back 1 metre from the rear elevation of this property. It is noted the 0.8 metre forward projection is situated 6.3 metres from the eastern boundary.

7.12 There is one full length window proposed in the eastern elevation of the new dwelling serving the dining area, although there are no windows in the western elevation of the property at No.9 and it is considered any impact from this window would be negligible. There are patio doors and one large window proposed in the rear ground floor elevation serving the living area and separate dining room, although the location of the property and existing boundary treatment between the site and number 9 Queen Annes Drive would minimise any perception of potential overlooking or loss of privacy from these windows.

7.13 With respect to the windows in the rear first floor elevation, this part of the property is proposed to be set back 3.8 metres from the rear elevation of No. 9 Queen Annes Drive. The submitted amended plans show the internal layout has been re-configured and the three windows will now serve an ensuite, landing and bathroom. These windows are of a modest size and in order to protect the amenities of this neighbouring property, a condition is recommended for these windows to be obscure-glazed with only the top fan lights openable.

7.14 The revised ridge height of the proposed dwelling is 0.7 metres lower than the original proposal. The roof is hipped and pitches away from the boundary, which would lessen the perception of mass and the impact on No.9. Overall it is considered that the impact would be acceptable in planning terms.

7.15 Impact on 11 Queen Annes Drive

The proposed dwelling would be located 3 metres from the western boundary of the site, with the eastern elevation of No.11 Queen Annes Drive a further 1.2 metres away. The dwelling would be situated a minimum of 0.3 metres and a maximum of 0.8 metres forward of the property at No. 11 Queen Annes Drive and set back a minimum of 1 metre from the rear elevation of this property. It is noted the 0.8 metre forward projection is situated 3 metres from the western boundary.

7.16 There are a set of patio doors in the western elevation of the single storey projection of the new dwelling serving the living area, and whilst the eastern elevation of number 11 has windows and a door at ground floor, they are partially screened by the boundary fence and the patio doors of the new dwelling are 5.8 metres from the western boundary. There are patio doors and one window in the rear ground floor elevation serving the living area and separate dining room, although the location of the property and existing boundary treatment between the site and No. 11 Queen Annes Drive would minimise any perception of potential overlooking or loss of privacy from these windows.

7.17 There are no windows at first floor in the western elevation of the new dwelling and whilst there is a first floor window in the eastern elevation of the neighbouring property, it sits behind the two storey rear building line of the proposed new dwelling. The western

elevation of the property which would be in line with this window is approximately 6.9 metres away and is at single storey only. It is therefore judged that there would be no resulting loss of light to this window.

- 7.18 With respect to the windows in the rear first floor elevation, this part of the property is set back 3.8 metres from the rear elevation of number 9 Queen Annes Drive. The submitted amended plans show the internal layout has been re-configured and the three windows will now serve an ensuite, landing and bathroom. These windows are of a modest size and in order to protect the amenities of this neighbouring property, a condition is recommended for these windows to be obscure-glazed with only the top fan lights openable.
- 7.19 The revised ridge height of the proposed dwelling is 0.7 metres lower than the original proposal. The roof is hipped and pitches away from the boundary and together with the 4.2 metre distance between the properties would lessen the perception of mass and the impact on this property. Overall it is considered that the impact would be acceptable in planning terms. It is noted no objection was received from the occupiers of this property.
- 7.20 Impact on 6 Norman Way
The proposed dwelling would be located a minimum of 6.8 metres and a maximum of 9.7 metres from the southern boundary of the site, with the northern-most elevation of No. 6 Norman Way a further 1.7 metres away. However, it is noted that this part of the property is 2.5 metres away from the western and southern intersections of the site and has a cat slide style roof with one small roof light. The principal northern elevation of this property is approximately 5 metres from the southern boundary of the application site.
- 7.21 There are a set of patio doors in the western elevation of the new dwelling serving the living area, which would be partially screened by the boundary fence and do not directly face this property, therefore any impact from these windows would be negligible. There are patio doors and one window in the rear ground floor elevation serving the living area and separate dining room, which would be 9.7 and 6.8 metres from the southern boundary and partially screened by the existing boundary treatment. As such, the potential for adverse overlooking and loss of privacy would be limited.
- 7.22 With respect to the windows in the rear first floor elevation, this part of the property is set back 14.7 metres from the main northern elevation of number 6 Norman Way. Whilst there is a first floor window in this elevation serving a bedroom, it is situated such that it would not be directly opposite the rear elevation of the new dwelling. Furthermore there is a distance of 4.2 metres between the proposed dwelling and 11 Queen Annes Drive and although it is acknowledged the new dwelling would result in some loss of outlook from this window, it is considered the impact would not be unacceptable.
- 7.23 Regarding loss of privacy, the submitted amended plans show the internal layout has been re-configured and the three first floor windows facing No.6 Norman Way will now serve an ensuite, landing and bathroom. These windows are of a modest size and in order to protect the amenities of this neighbouring property, a condition is recommended for these windows to be obscure-glazed with only the top fan lights openable.
- 7.24 Regarding potential disturbance, whilst it is acknowledged that the implementation of any planning permission granted would result in construction noise, there are environmental health measures which can be put in place to protect amenity. The site is situated in an established residential and urban area and any resulting domestic activities from future occupiers is not expected to be any different from any other residential area.

7.25 The revised ridge height of the proposed dwelling is 0.7 metres lower than the original proposal. The roof is hipped and pitches away from the boundary and together with the minimum 11 metre distance between the properties would lessen the perception of mass and the impact on this property. Overall it is considered that the impact would be acceptable in planning terms.

7.26 Impact on 12, 14, 16 and 18 Queen Annes Drive (opposite the site)

The dwelling has been set back approximately 5 metres from the highway and the distance between the front elevation of the new property and the front elevations of the properties opposite is a minimum of 20 metres. Therefore in terms of potential overlooking and loss of privacy, the impact on the dwellings opposite the application site is not significant and would be compatible with the relationships between opposing dwellings found elsewhere in the Queen Annes Drive street scene. The impact is therefore considered to be acceptable in planning terms.

(iv) Highways and parking

7.27 The proposed new dwelling is a 3 bedroom property which would require 2 on site parking spaces as recommended in the HBC Parking SPD (July 2016). The area to the front of the property is sufficient for this requirement and a condition is recommended to retain the spaces for parking at all times.

(v) Developer contributions

7.28 The CIL rates to be applied to development are set out in the Havant Borough Community Infrastructure Levy Charging Schedule, which was adopted by the council on the 20 February 2013. This followed two public consultation exercises and an Examination into the Charging Schedule by an independent Examiner. The Examiners Report concluded that the Havant Borough Council Community Infrastructure Levy (CIL) Charging Schedule provided an appropriate basis for the collection of the levy in the borough. The levy is charged at £80 per square metre (plus indexing) on new floorspace (measured as gross internal area) in Havant.

7.29 The proposal would result in new residential development which is Community Infrastructure Levy (CIL) liable and the appropriate forms have been submitted. The gross new internal floor space for the dwelling has been calculated by the agent as 115 sqm which generates a total CIL liability of approximately £12,855.36. The applicant is not claiming self build exemption.

(vi) Ecology

7.30 The application has been assessed under Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended) (The Habitats Regulations). The proposal would lead to a net increase in population, which would be likely to lead to a significant effect (as described in Regulation 61(1) (a) of the Habitats Regulations) on the Chichester and Langstone Harbours Special Protection Areas (SPA) and Solent Maritime Special Area of Conservation (SAC) which are European sites. Furthermore the development is not necessary for the management of the European sites.

7.31 The Council has conducted a Habitats Regulations Assessment (HRA), including Appropriate Assessment (AA), of the proposed development under Regulation 63 of the Conservation of Habitats and Species Regulations 2017. The Council's assessment as competent Authority under those regulations is included in the case file. The screening

under Regulation 63(1)(a) found that there was likely to be a significant effect on several European Sites due to both the increase in recreation and the decrease in water quality that would be results of the proposed development.

- 7.32 The planning application was then subject to Appropriate Assessment under Regulation 63. This included two packages of avoidance and mitigation packages. The first is a package of measures based on the suggested scale of mitigation in the Solent Recreation Mitigation Strategy (SRMS). The second is a package of measures based on the Council's Position Statement on Nutrient Neutral Development. The applicant has entered into a legal agreement to secure the SRMS mitigation package, and the relevant contribution and deed have been received. With respect to water quality the applicant's commitment to providing a mitigation package in accordance with arrangements set out in the Council's Position Statement on Nutrient Neutrality has been received.
- 7.33 The Appropriate Assessment concluded that this is sufficient to remove the significant effect on the SPAs which would otherwise have been likely to occur. The HRA was subject to consultation with Natural England as the appropriate nature conservation body under Regulation 63(3) who have confirmed that they agree with the findings of the assessment.

8 Conclusion

- 8.1 The proposed development would make a modest contribution to the Council's housing requirements in an established residential area. It is considered to be of sufficiently high quality design and sympathetic scale and mass as to be acceptable in this context. Subject to conditions, it would not adversely affect the amenity of the neighbouring properties. An Appropriate Assessment has been carried out under Regulation 63 which concluded that proposed mitigation is sufficient to remove the likely significant effect on the SPAs that would otherwise occur. The recommendation is therefore to grant Planning Permission subject to conditions

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00038 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 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building 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. 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 policies CS11 and CS16 of the Havant Borough Local

Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 3 No development shall take place until finished floor levels for the proposed building relative to agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: In the interests of the amenities of the area having due regard to policy CS16 of the Havant Borough Local Plan 2011 and the National Planning Policy Framework.
- 4 No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 No above ground development hereby permitted shall commence 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 hereby permitted shall not be brought into use 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 policies CS11.1, CS11.4, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 6 No piling shall take place until a piling risk assessment and method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, vibration and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority in consultation with Portsmouth Water. Any piling, if proposed, must be undertaken in accordance with the terms of the approved piling method statement.

Reason: Piling or any other foundation designs using penetrative methods can pose a risk to potable supplies from, for example, turbidity, mobilisation of historical contaminants, drilling through different aquifers and creation of preferential pathways. Therefore, penetrative foundation methods have the potential to impact on the underlying groundwater and thus the Havant and Bedhampton Springs public water supply. This condition is therefore necessary having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Framework 2018.

- 7 No development shall commence until the detailed design (e.g. depth) of the surface water systems (shallow soakaway(s)) has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: The proposed development lies within an area of sensitive groundwater used for human consumption. Deep infiltration systems can provide a pathway for contaminants. Any contamination present may pose a risk to groundwater underlying the site and to the surrounding potable supplies. This condition is therefore necessary having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 8 The car 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 Prior to occupation the access shall be surfaced in a non-migratory material for a minimum distance of 6m. measured from the nearside edge of carriageway of the adjoining highway. The surfacing shall be maintained in this condition at all times thereafter.

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.
- 10 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the building hereby permitted the windows in the first floor on the southern elevation facing shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) with only the top fanlights to be openable and 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.
- 11 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order, no extension or outbuilding permitted by Classes A, B, C, D or E of Part 1 of Schedule 2 to the 2015 Order (as amended) shall be constructed within the curtilage of the site without the prior approval of the Local Planning Authority.

Reason: To protect the amenity of the area and to secure satisfactory levels of private amenity space for future residents and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 12 The development hereby permitted shall not be occupied until:

 - a) A water efficiency calculation in accordance with the Government's National Calculation Methodology for assessing water efficiency in new

dwelling has been undertaken which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to, and approved in writing by, the Local Planning Authority; all measures necessary to meet the agreed water efficiency calculation must be installed before first occupation and retained thereafter;

b) A mitigation package addressing the additional nutrient input arising from the development has been submitted to, and approved in writing by, the Local Planning Authority. Such mitigation package shall address all of the additional nutrient load imposed on protected European Sites by the development when fully occupied and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of the protected European Sites, having regard to the conservation objectives for those sites; and

c) All measures forming part of that mitigation package have been provided to the Local Planning Authority.

Reason: There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. The PUSH Integrated Water Management Strategy has identified that there is uncertainty as to whether new housing development can be accommodated without having a detrimental impact on the designated sites within the Solent. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application. To ensure that the proposal may proceed as sustainable development, there is a duty upon the local planning authority to ensure that sufficient mitigation for is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council have had regard to Regulation 63 of the Conservation of Habitats and Species Regulations 2017, Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and Policy E14 of the Pre-Submission Havant Borough Local Plan 2036.

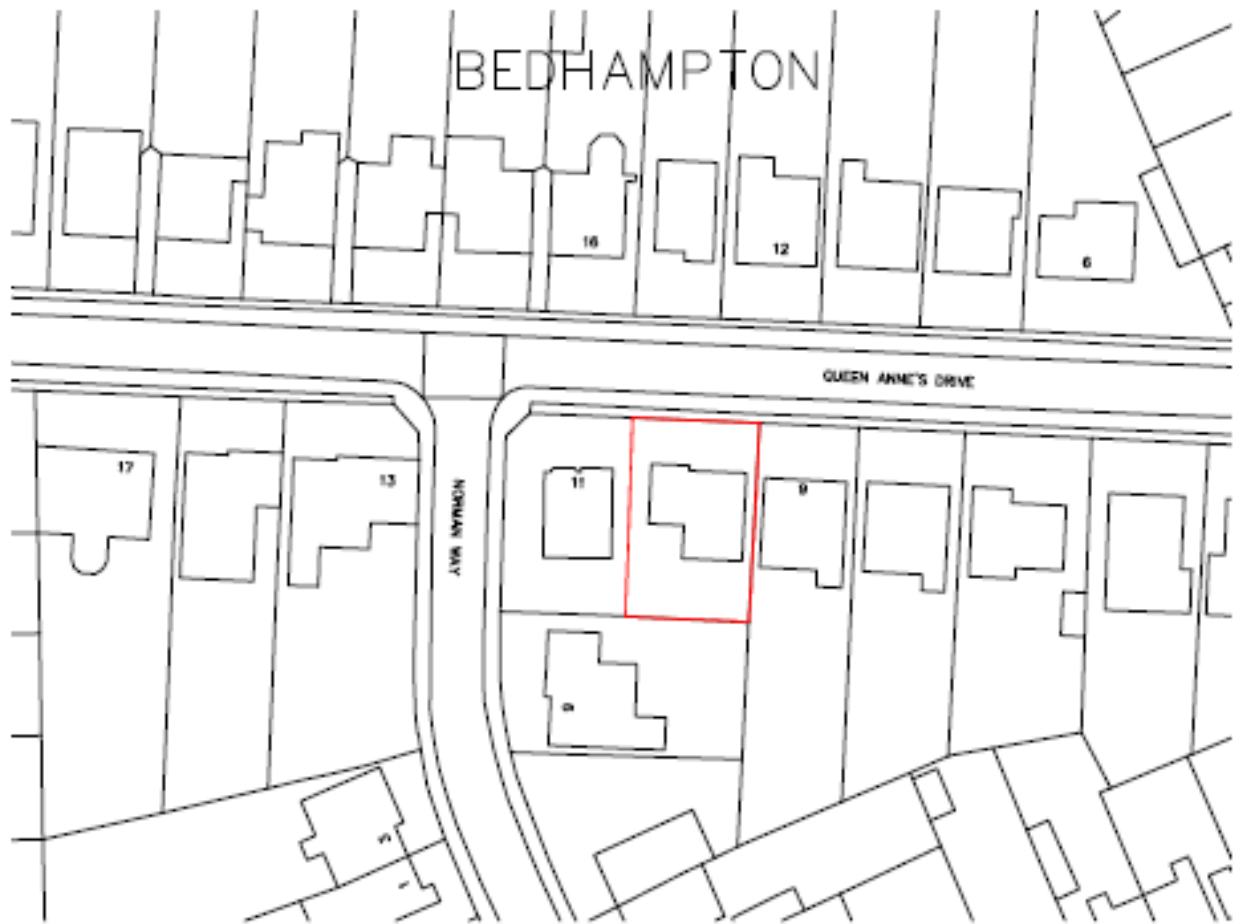
- 13 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg no. 1106R1/100f Proposed site plan
Drg no. 1106R1/101b Block and location plan
Drg no. 1106R1/103d Proposed floor and roof plans
Drg no. 1106R1/104d Proposed elevations plan
Drg no. 1106R1/105d Proposed street scene
Drg no. 1106R1/109b Site section plan
Design and access statement

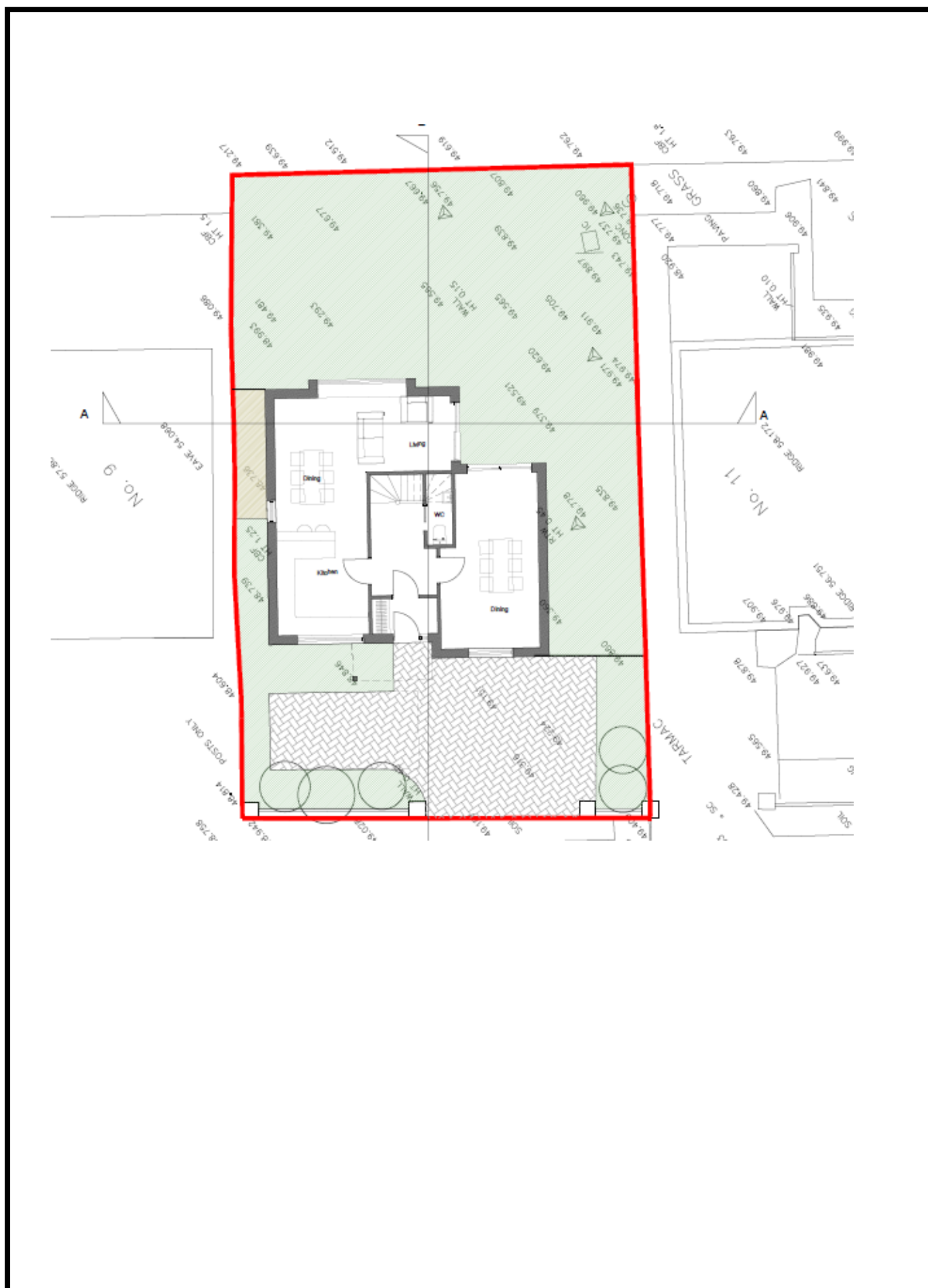
Reason: - To ensure provision of a satisfactory development.

Appendices:

- (A) Location plan
- (B) Site plan
- (C) Proposed floor plans
- (D) Proposed elevations plans
- (E) Street scene plan
- (F) Site plan of refused APP/17/00451



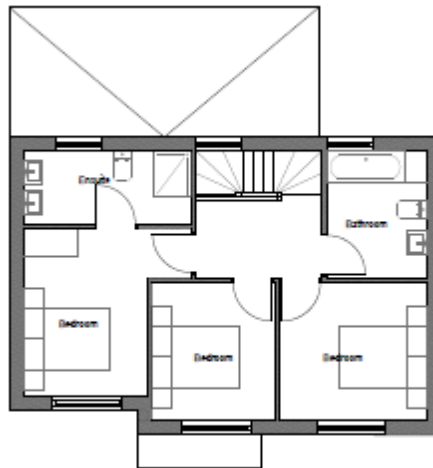
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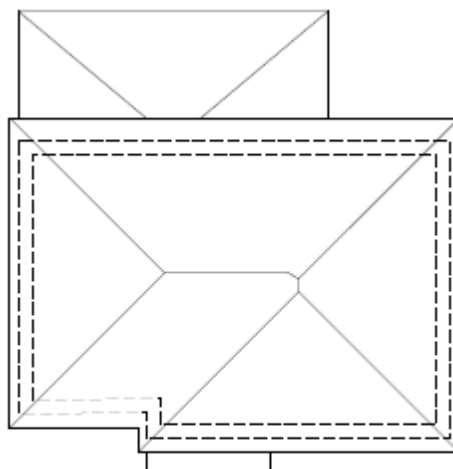
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PROPOSED GROUND FLOOR PLAN
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SCALE 1:50 @ A1



PROPOSED FIRST FLOOR PLAN
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PROPOSED ROOF PLAN
SCALE 1:100 @ A3
SCALE 1:50 @ A1

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PROPOSED NORTH ELEVATION
SCALE 1:100 @ A3
SCALE 1:50 @ A1



PROPOSED WEST ELEVATION
SCALE 1:100 @ A3
SCALE 1:50 @ A1



PROPOSED SOUTH ELEVATION
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PROPOSED EAST ELEVATION
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Site Address:	3 Lexden Gardens, Hayling Island, PO11 0QP		
Proposal:	Proposed first floor extension above existing garage and utility room. (Revised Application)		
Application No:	APP/19/00598	Expiry Date:	04/09/2019
Applicant:	Mr & Mrs Stradwick		
Agent:	Mr Bessant	Case Officer:	Bee Crawford
	JB Architecture		
Ward:	Hayling West		

Reason for Committee Consideration: At the request of Councillor Wilson

HPS Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern detached two storey property with a large attached flat roofed garage to the front of the property, situated in a cul-de-sac. It has a brown tiled pitched roof and elevations of beige/yellow multibrick and red tile hanging. The site is level and there is open vehicular access to the front, leading to a concrete drive, parking area and lawn enclosed with hedging of a minimum height of 1.8 metres. The rear garden is mainly laid to lawn with a raised patio, outdoor pool and shed enclosed with a 1.5 metre high concrete panel fence to the west, a 1.6 metre to 2 metre high wall and hedge in excess of 2 metres high to the east and a 2 metre high hedge to the rear (north).
- 1.2 Modern detached two storey properties are to the east and west, the rear garden of a property in Lexden Gardens is opposite and the rear gardens of properties in Spinnaker Close are to the rear. The area is of medium density with a small development of modern detached two storey properties of a similar age, style and design.

2 Planning History

91/55411/001 - Retention of single storey side extension, permitted 08/01/1992.

APP/18/00985 - First floor extension over existing garage and utility room; cladding to elevations. This application was refused at the Development Management Committee on 24 January 2019 for a single reason, as follows:

The proposed extension would, by reason of its bulk, proposed materials and prominent siting, appear incongruous and be harmful to the existing character and appearance of the area conflicting with the established pattern of development and spatial characteristics and setting of the street scene. The proposal therefore conflicts with Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Design Guide Supplementary Planning Document 2011 and the National Planning Policy Framework.

An appeal was lodged against this refusal and subsequently dismissed on 30 May 2019 by reason of the cladding materials proposed only – see Appendix H. Particularly pertinent are the Inspector's comments in Paragraphs 5 and 7 of the appeal decision:

".....The extension has been designed to enable a degree of subordination to the host dwelling through the construction of a ridgeline lower than that of the main range, as well as a hipped gable to be provided on the front elevation. Taking into account the aforementioned staggered building line, and the relationship with no 4, on balance, I consider that the proposed extension by virtue of its overall scale, bulk and siting would not appear unduly incongruous within the street scene."

".....I find that by reason of the cladding materials proposed, the extension would appear incongruous and harmful to the character and appearance of the area."

3 Proposal

- 3.1 The current proposal is for the construction of a first floor extension above existing garage and utility room. The revised application is for essentially the same scheme as was considered under APP/18/00985 (incorporating the amendments which were negotiated during the life of the previous application to address officer concerns) but removing the cladding that the Inspector found unacceptable and mounting tile hanging to the southern elevation of the extension instead to match that already featuring on the front elevation of the dwelling. Furthermore, amended plans were received on 7 August hipping back the roof of the rear elevation of the extension to further mitigate the impact on the neighbour at No. 4 Lexden Gardens, notwithstanding that this impact did not give rise to a reason for refusal of the earlier scheme; nor did it feature as a main issue in the Inspector's consideration of the appeal.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Developer Services, Southern Water

Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer.

We request that should this application receive planning approval, the following informative is attached to the consent:

A formal application for connection to the public sewerage system is required in order to service this development. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructure-charges>.

It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order

- a Adequate soakaway or infiltration system
- b Water course
- c Where neither of the above is practicable sewer

Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

For further advice, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119), www.southernwater.co.uk or by email at developerservices@southernwater.co.uk.

Officer comment: *An informative is recommended as per Southern Water's request. With regard to the discharge of surface water, given that this is an application for an extension to an existing dwelling, it is considered that this issue is a matter for the Building Regulations.*

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

- 7.1 Having regard to the relevant policies of the development plan, and the recent planning history of the site 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 development management criteria.

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

7.3 The proposal is for the construction of a first floor front and side extension over the existing garage and part of an earlier single storey extension, including tile hanging to the front elevation of the extension to match that on the front elevation of the existing property. Whilst the development would be visible from the public realm, the front elevation of the garage is a minimum of 6 metres from the highway. The development as proposed will not increase the footprint of the property, however it will result in a noticeable increase to the overall volume on the eastern side of the property.

7.4 The application is a revision to APP/18/00985 which was refused and dismissed at appeal by reason of the proposed use of artificial weatherboarding cladding only – see Appendix H. The revised application is for essentially the same scheme but removing the cladding and mounting tile hanging to the southern elevation of the extension. Amended plans were subsequently submitted on 7 August to hip back the roof of the rear elevation of the extension to further mitigate the impact on the neighbour at number 4 Lexden Gardens and it is those which are considered in this report. It is deemed this amendment improves the appearance of the proposal.

7.5 The proposal has a depth of 8 metres and is set back approximately 0.7 metres from the front elevation of the garage and 3.65 metres from the original rear elevation of the property. It has a hipped and pitched roof and the ridge height of the proposal would be 0.9 metres lower than the existing ridge height.

7.6 Regarding the potential impact on the street scene, Lexden Gardens is a cul-de-sac of similar style two storey properties with garages to the front, together with a bungalow to the northern end opposite the application site and two individual chalet style properties at the southern end. The properties on the western side present some uniformity to the street scene, as do two of the properties on the northern side. However, the application site is situated on a bend in the road and the front elevation of the property is 5 metres forward of the front elevation of the property to the west (2 Lexden Gardens) and set back 5 metres from the front elevation of the property to the east (4 Lexden Gardens). The front wall of the garage falls in line with the southern elevation of this neighbouring property, giving a slightly staggered appearance to the houses in this part of Lexden Gardens.

7.7 Although the properties are detached, there is no significant distance between the houses, the majority of which have large flat roof garages projecting beyond the front elevation of the properties. The proposed development entails no increase in the footprint of the property, and whilst the extension will be built up to the eastern boundary with 4 Lexden Gardens, it is subservient in height, the roof pitches away from the boundaries and it is set back from the front elevation of this neighbouring property. It is therefore considered that the design relates well to the existing dwelling and is clearly defined as part of this property.

- 7.8 In terms of the potential terracing effect, there are a number of examples in the street where development is close to or up to property boundaries, albeit there are none which project beyond the front elevation of the original dwelling. Whilst it is recognised the proposal would have an impact on the existing street scene, due to the siting of the properties in this part of Lexden Gardens, and in particular the staggered nature of the existing front elevations, it is considered that this impact would not be so great as to constitute a defensible reason for refusal. It is noted that the Inspector reflected this in his appeal decision, stating at Paragraphs 4 and 5:

“The front elevation of the garage and the proposed extension is broadly in line with the principal two storey elevation of no 4; and with the exception of the relationship between nos 2 and 3, creates an almost unique situation within the close, whereby the built form of the proposal would be viewed against the backdrop of a blank gable end.

The extension has been designed to enable a degree of subordination to the host dwelling through the construction of a ridgeline lower than that of the main range, as well as a hipped gable to be provided on the front elevation. Taking into account the aforementioned staggered building line, and the relationship with no 4, on balance, I consider that the proposed extension by virtue of its overall scale, bulk and siting would not appear unduly incongruous within the street scene.”

- 7.9 Therefore, whilst it is acknowledged the extension would result in a noticeable addition to the volume of the property, it is judged to be subservient to the main dwelling by virtue of the proposed height, and as such it is consistent with the guidance set out in the Havant Borough Council Borough Design Guide SPD.
- 7.10 With regard to the proposed tile hanging to the front elevation of the extension, this will match the existing tile hanging and correspond with the current external appearance of the property. It is considered the proposed materials would be appropriate in the setting of the property and consequently the development would not be incongruous within the street scene.
- 7.11 Taken together, the form, scale, bulk, design and appearance of the proposal is deemed appropriate in context to the main building and the street scene and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011. It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.12 The proposed development lies to the eastern side of the property, situated over the existing garage and utility room. It would not project beyond the existing side elevation of the garage, retaining the 0.9 metre distance to the property to the east (4 Lexden Gardens).
- 7.13 It is acknowledged the extension is of a reasonable size and would be built up to the property boundary of the application site with 4 Lexden Gardens. A 45 degree angle test was carried out as recommended in the Havant Borough Council Borough Design Guide SPD, which verified the proposed extension falls comfortably outside the overshadowing zone of ground and first floor windows at 4 Lexden Gardens. Furthermore there are no windows in the western side elevation of the neighbouring property at 2 Lexden Gardens,

which lies 6.8m from the proposed extension, and it is therefore considered a reasonable outlook would be retained from this property.

- 7.14 With respect to the impact of the development on the property to the east at 4 Lexden Gardens, the extension is set back 0.7 metres from the front elevation of this property and projects approximately 1.5 metres beyond the rear elevation with a pitched roof 0.9 metres below the existing ridge height. Amended plans were received on 7 August hiping the roof to the rear of the extension which further reduces the massing and limits the impact on 4 Lexden Gardens further, notwithstanding that this matter did not form the basis for the Committee's refusal of the previous scheme; nor the Inspector's dismissal of the appeal. The current proposal can therefore be seen to deliver betterment to the impact on No.4, over and above an impact which was previously considered to be acceptable in any event. The limited depth of the extension beyond the rear elevation of 4 Lexden Gardens, coupled with that property's substantial rear amenity space, means that it is not considered that the impact of the development on No. 4 would be unacceptable.
- 7.15 With regard to overlooking issues, there are no windows in the main side elevations of the extension, although there are two roof lights in the eastern roof elevation and one in the western roof elevation. The bottom edge of the rooflights are approximately 0.5 metres above the eaves of the extension, and it is considered the roof lights would not result in any additional overlooking or loss of privacy to the occupiers of the neighbouring properties.
- 7.16 There is one window in the northern elevation of the proposal which is set back 3.65 metres from the rear elevation of the original dwelling. The plans indicate it is to serve a dressing room with an obscurely glazed window of a modest size and it is therefore judged this window would not result in any additional overlooking of the rear amenity area of the neighbouring property to the east (4 Lexden Gardens). Notwithstanding this, a condition is recommended for the obscure glazing in this window to be retained.
- 7.17 It is also noted that there is an existing landing window in the eastern elevation of the property which affords a degree of direct overlooking into the rear amenity area of the neighbouring property at No. 4. This will be removed as a result of the proposal, and therefore an improvement to the privacy of the immediate rear garden area of No.4 will occur as a result of the development.
- 7.18 The properties opposite and to the rear are deemed to be a sufficient distance away for any impact to be negligible.

(iv) Parking

- 7.19 The proposed development results in an increase in the number of bedrooms from four to five, although there would no change to the requirement for three on-site parking spaces as recommended in the HBC Parking SPD (July 2016). A parking plan has been submitted as part of the application to reflect this and it is therefore considered a condition is not necessary in this instance.

8 Conclusion

- 8.1 The revised proposal the subject of this report is considered to have entirely addressed the narrow grounds for dismissal of the appeal in respect of APP/18/00985. The form, scale, bulk, design and appearance of the proposal is deemed appropriate in context to

the main building and the street scene. It is also considered that the proposal would have a limited and acceptable impact on the neighbouring properties – indeed, in respect of No.4 Lexden Gardens the design of the scheme has been amended such that it has less impact than that associated with APP/18/00985, notwithstanding that this earlier application was not refused on neighbour amenity grounds. The parking requirements associated with the enlarged dwelling can be satisfactorily met on site. The proposal is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, and is recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00598 subject to the following conditions

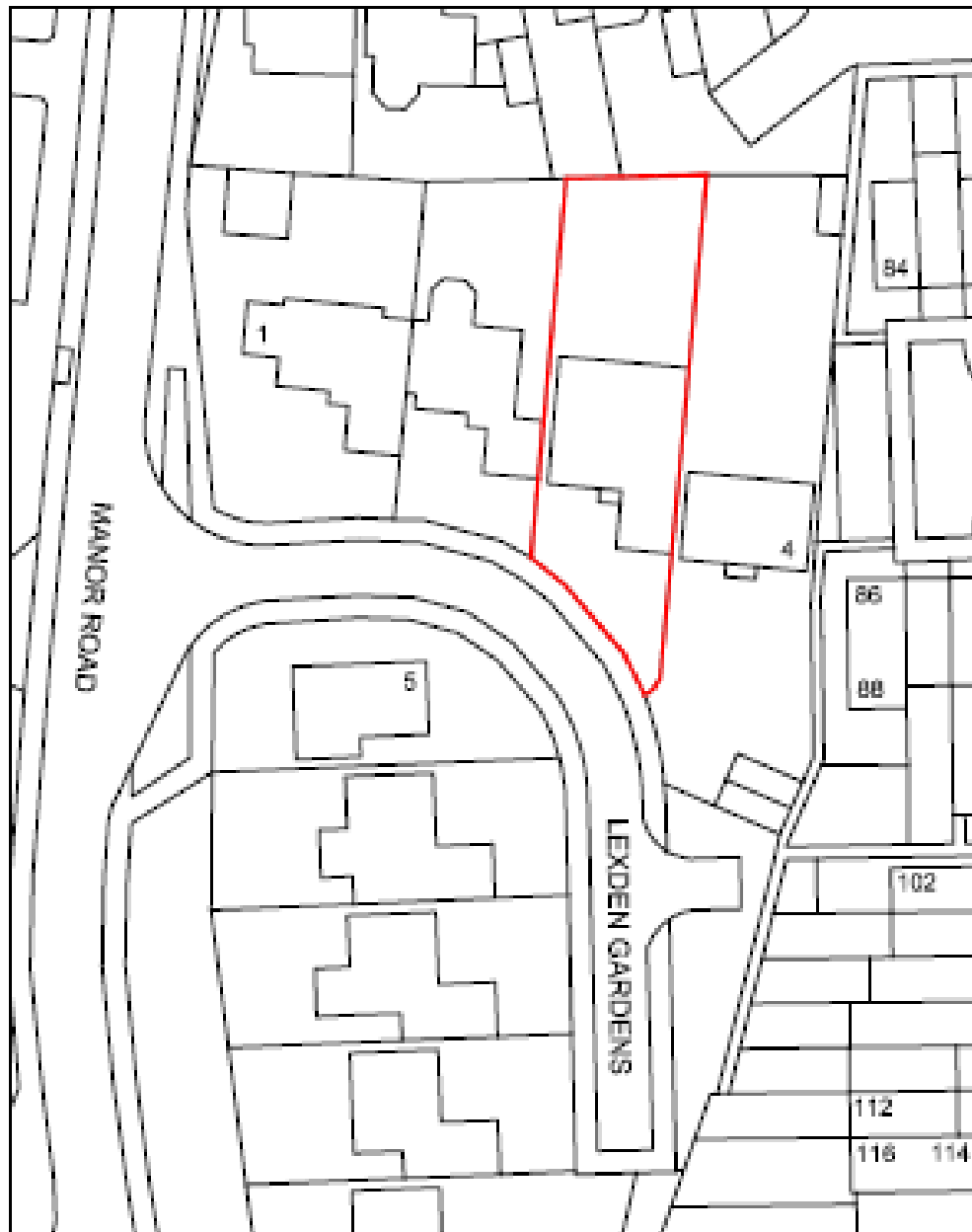
- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external materials used shall 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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the window in the first floor on the northern elevation as shown on drawing no. PL2.217.19-04 Rev B shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and 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:

Drg no. PL2.217.19 -01 Rev A	Location plan, existing and proposed site plan, existing floor plans
Drg no. PL2.217.19 -02 Rev A	Existing elevations plan
Drg no. PL2.217.19 -03 Rev B	Proposed floor plans
Drg no. PL2.217.19 -04 Rev B	Proposed elevations plan

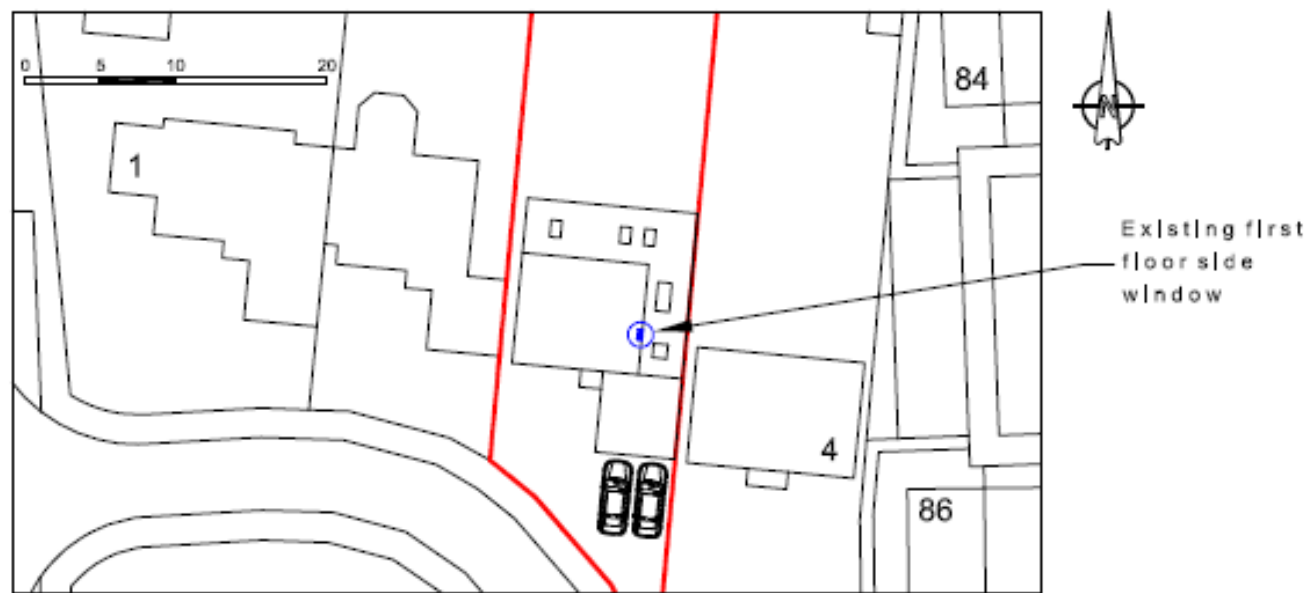
Reason: - To ensure provision of a satisfactory development.

Appendices:

Appendix A	Location plan
Appendix B	Existing and proposed site plans
Appendix C	Existing elevations plan
Appendix D	Existing floor plans
Appendix E	Proposed elevations plan
Appendix F	Proposed floor plans
Appendix G	Elevation plans of refused APP/18/00985
Appendix H	Appeal decision notice for APP/18/00985

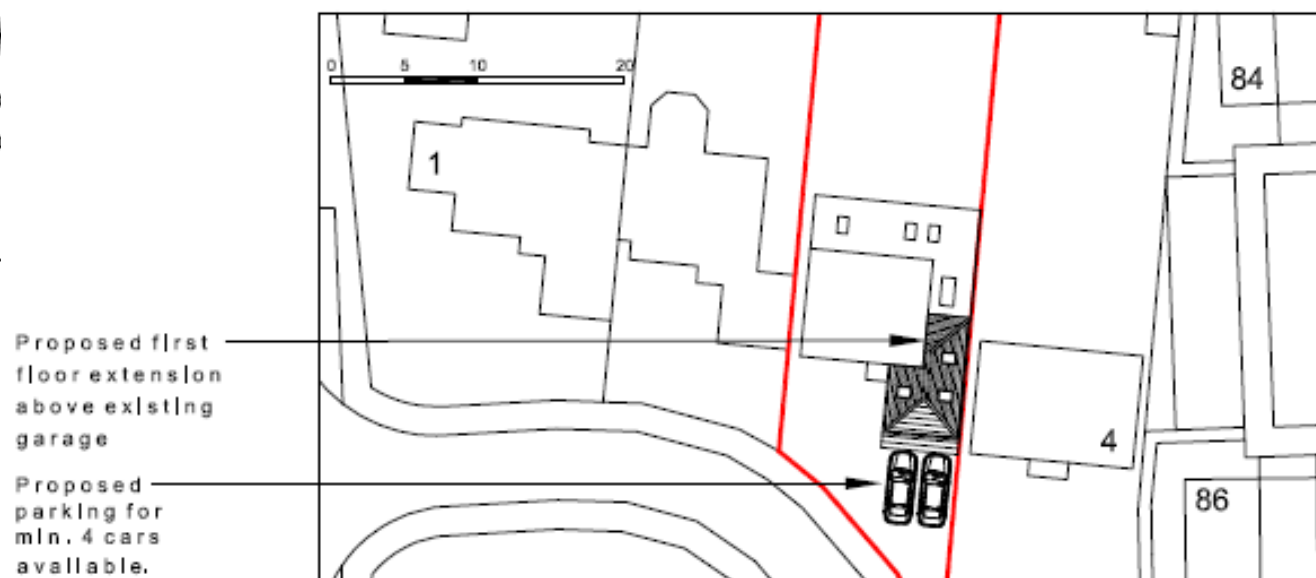


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Existing site plan

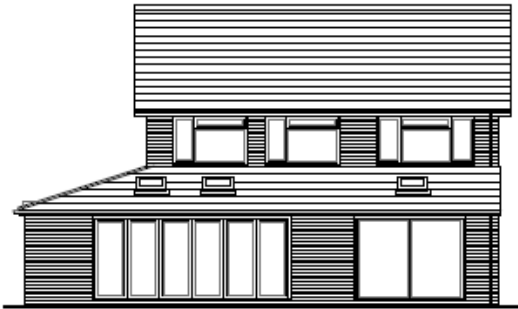
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Proposed site plan

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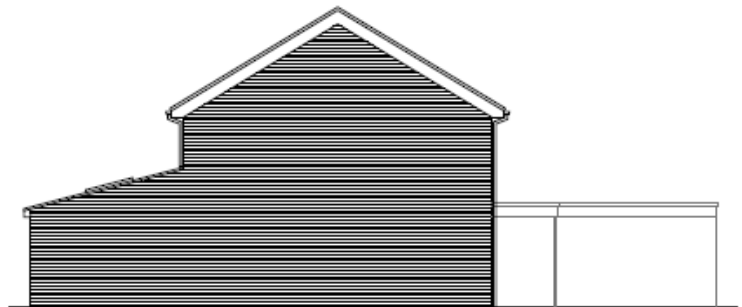
Rear (north) elevation



Side (east) elevation

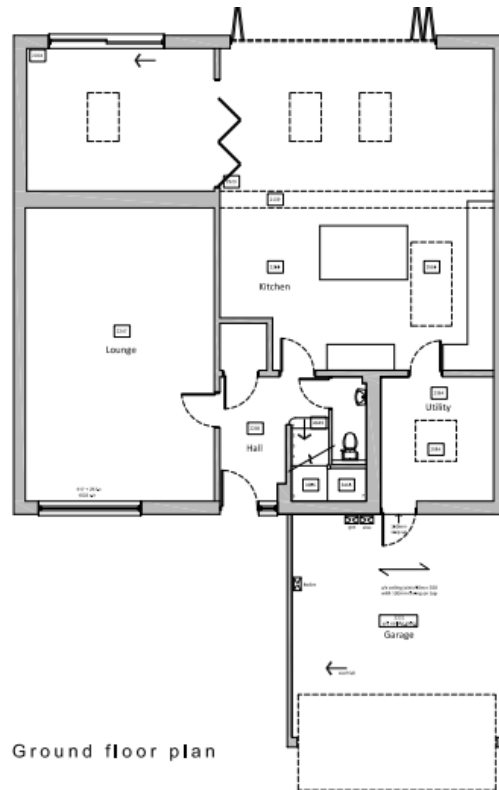


Front (south) elevation



Side (west) elevation

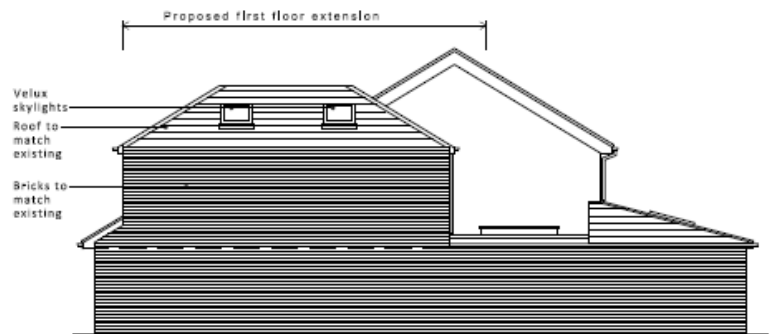
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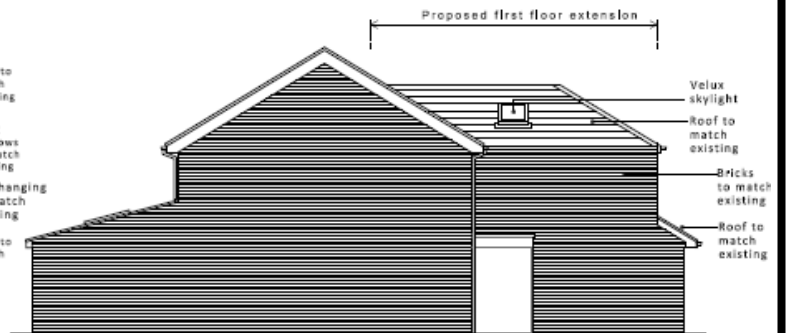
Rear (north) elevation



Side (east) elevation

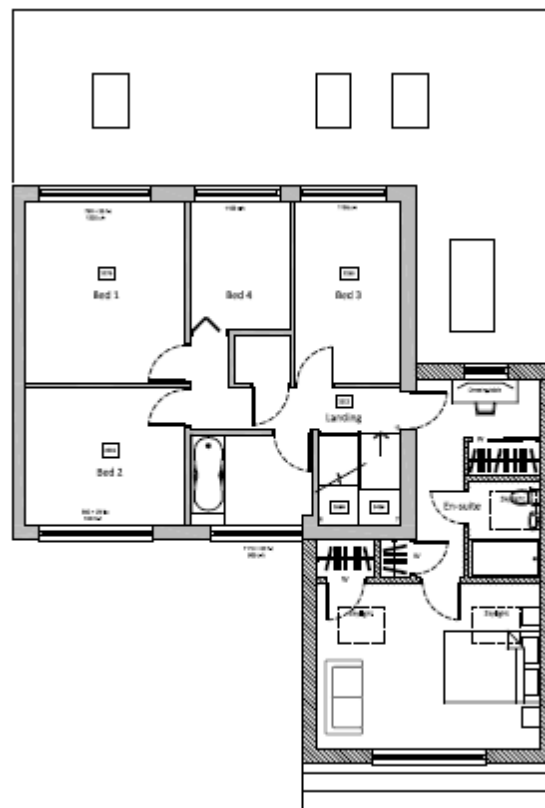
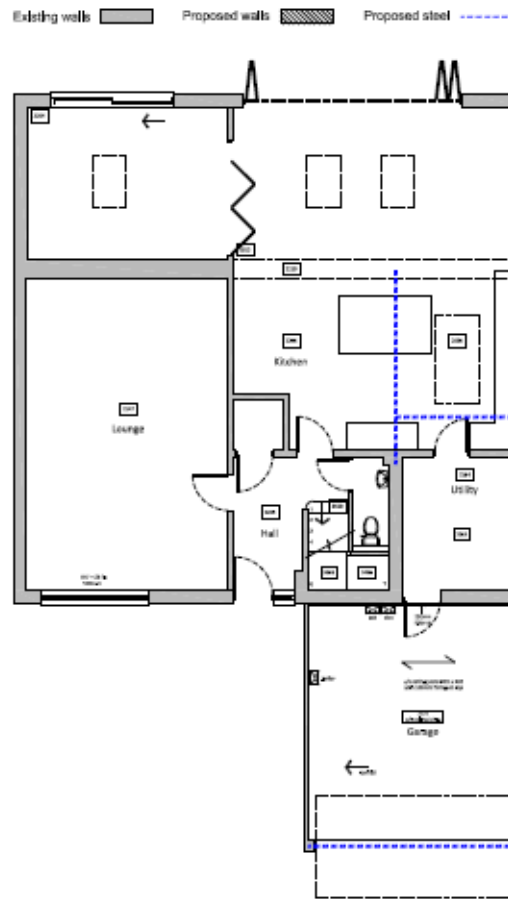


Front (south) elevation

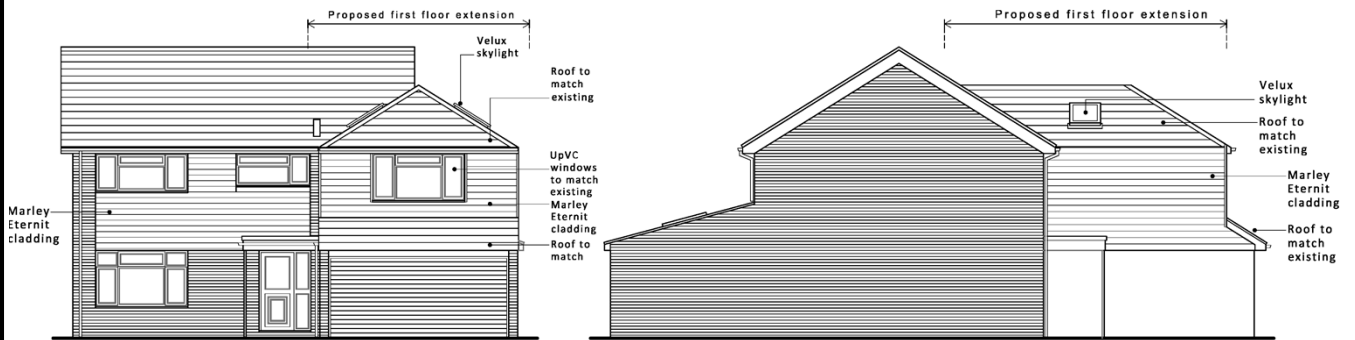


Side (west) elevation

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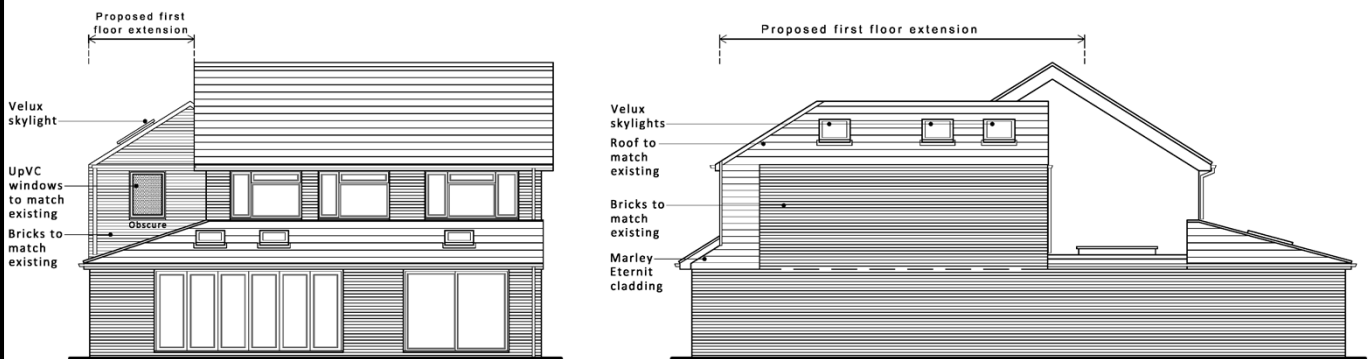


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Front (south) elevation

Side (west) elevation



Rear (north) elevation

Side (east) elevation

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Appeal Decision

Site visit made on 21 May 2019

by Mr C J Tivey BSc (Hons) BPI MRTPI

an Inspector appointed by the Secretary of State

Decision date: 30 May 2019

Appeal Ref: APP/X1735/D/19/3225403

3 Lexden Gardens, Hayling Island PO11 0QP

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr & Mrs Stradwick against the decision of Havant Borough Council.
 - The application Ref APP/18/00985, dated 1 October 2018, was refused by notice dated 28 January 2019.
 - The development proposed is for a first floor extension above existing garage.
-

Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the appeal proposal upon the character and appearance of the area.

Reasons

3. The appeal dwelling comprises a detached two storey house within a row of similarly designed properties on a bend in the road which facilitates a staggered building line. Each dwelling at 1, 2 and 3 Lexden Gardens has an attached forward projecting flat roofed double garage, over which a first floor extension is proposed to be built on the subject dwelling.
4. The front elevation of the garage and the proposed extension is broadly in line with the principal two storey elevation of no 4; and with the exception of the relationship between nos 2 and 3, creates an almost unique situation within the close, whereby the built form of the proposal would be viewed against the backdrop of a blank gable end.
5. The extension has been designed to enable a degree of subordination to the host dwelling through the construction of a ridgeline lower than that of the main range, as well as a hipped gable to be provided on the front elevation. Taking into account the aforementioned staggered building line, and the relationship with no 4, on balance, I consider that the proposed extension by virtue of its overall scale, bulk and siting would not appear unduly incongruous within the street scene.
6. I note that with regard to the proposed cladding, the Planning Officer's Report highlighted that this would in part replace existing tile-hanging which is a

common feature on the majority of dwellings within the close. Consequently, to change this material to artificial weatherboarding, and in a completely different shade, would appear wholly out of character within the street scene. This harm would be further compounded by the fact that it would be applied to the most publically exposed elevations. Therefore, whilst I have no reason to doubt that the cladding would in theory upgrade the exterior of the appeal dwelling I consider that it would not be appropriate to its setting.

7. I note that the appellants state that they would be agreeable to the use of brick and tile hanging as an alternative if it was considered more appropriate by me, however to clad the whole of the southern and western elevations of the extension in tiles would in my mind be excessive. In the absence of a drawing to demonstrate the appellants' train of thought, I find that by reason of the cladding materials proposed, the extension would appear incongruous and harmful to the character and appearance of the area. The proposal therefore conflicts with Policy CS16 of the Havant Borough Core Strategy March 2011 which requires development to be designed to a high standard and, amongst other things, use the characteristics of the locality to help inform the design of new development including materials.

Conclusion

8. Having regard to the above and all other matters raised, I conclude that the appeal be dismissed.

C J Tivey

INSPECTOR

Site Address:	80 Bedhampton Road, Havant, PO9 3EZ		
Proposal:	Single detached garage.		
Application No:	APP/19/00657	Expiry Date:	03/09/2019
Applicant:	Mr Robinson		
Agent:	Mr Tomes	Case Officer:	Ross Leal
	Tomes Architects		
Ward:	Bedhampton		

Reason for Committee Consideration: This application has been submitted by a Havant Borough Councillor

HPS Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 80 Bedhampton Road is a chalet type dwelling with rooms in the roof space, located at the northern end of a private drive within an established residential area.
- 1.2 The existing external materials comprise a deep brick plinth with cream render above and red profiled roof tiles. To the front (west) of the application dwelling and on the opposite side of an accessway serving these dwellings is another established chalet type dwelling (no.82) which has a side gable facing the site. There is also a newly completed bungalow located to the rear (north) of no.82 and opposite the application site. To the north of the application site and in close proximity is a new development of 2 pairs of semi-detached dwellings which are currently under construction. These achieve access from Beaufort Road. The materials and design of surrounding dwellings are mixed. The application site extends northwards alongside the rear garden of the closest of the new dwellings currently under construction. To the south side of the application dwelling is a drive which can accommodate up to 2 cars. The front of the application site is presently open, other boundaries are wooden panel fencing.

2 Planning History of site and surroundings

APP/12/00045 - Side extension to form integral garage with loft conversion above to provide additional living accommodation, including 3No. dormers to east elevation., Permitted 19/03/2012.

APP/12/00913 - Construction of 2No. pairs of 3 bed semi-detached houses with integral garages and access from Beaufort Road; following demolition of 82 Bedhampton Road. Permitted 31/07/2013.

APP/12/00917 - Construction of 1No. 3 bed bungalow with integral garage, parking and landscaping and utilising existing access from Bedhampton Road. Permitted 04/04/2013.

APP/14/00197 - Two storey front extension and new gable roofs over existing front bay windows. Gable build-ups to both side elevations and provision of accommodation within roof. Two storey rear extension. Detached garage to rear. Permitted 24/04/2014.

APP/14/00722 - Application for non-material amendment to Planning Permission

APP/12/00913 to create better accommodation and provide adequate parking.

3 Proposal

- 3.1 It is proposed to erect a detached single garage to the front of the property. This would be located to the rear of the closest pair of the new dwellings being constructed to the north of the application site pursuant to APP/12/00913; it would lie directly adjacent to the rear boundary of the southernmost of that pair (see Block plan at Appendix B).
- 3.2 The proposed garage would be 3.2m in width and 5m in depth. It would be 2.5m at eaves level and 3.5m at ridge level with the ridge running north to south and the eaves adjoining part of the rear boundary of the new dwelling under construction. Materials would be brick and render to match existing and tiles to match existing. The design has also been revised since first submission in order to hip back the roof at the front and rear and to reduce the ridge level by 0.5m in height from the original 4m proposed.
- 3.3 The siting of the proposed garage allows for access to land outside of the application site should this be required and preserves the right of access to the adjacent properties under construction to the north.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

No consultees required.

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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
<p>The owner of the 2 new dwellings to the north of the application site commented that on the originally submitted scheme that on the information provided it states that no access is required to the new properties. Although this access is not going to be the primary access, access rights will remain and need to be in place at all times.</p> <p>I do support the building of the garage but a revised scheme is needed to prevent loss of access rights and also blocking out of light to the rear garden of the new property 63b Bedhampton Road .</p>	<p>The application has been revised to facilitate retention of the right of access referred to. The proposed garage has been relocated and reduced in size and bulk. Neighbours have been re-consulted and no further representations have been received.</p>

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
- (iv) Access and parking

(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 development management criteria.

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

7.3 The proposed single garage would be visible from the surrounding dwellings and from the shared accessway leading to it. It would however match the appearance of the application dwelling with which it would be associated and its design and scale would be such that it would not be particularly prominent nor visually intrusive in general. It would also be seen against the backdrop of existing development and would not be a discordant element visually. The proposal is not therefore considered to be harmful to the appearance of the site or the locality and is also not considered to be harmful to the visual amenity of adjoining and nearby occupiers.

7.4 The design and appearance of the proposal is therefore deemed appropriate in context to the existing dwelling and its surroundings and not to be harmful to visual amenity. The proposal is therefore considered to be acceptable in this respect, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) and also consistent with the Council's Design Guide SPD 2011.

(iii) Effect on neighbouring properties

- 7.5 The proposed garage enjoys good separation from dwellings to the south and west and would not give rise to loss of light or privacy or be unduly dominant in outlook from these properties. It would also not be set directly in front of the application dwelling and would not therefore be dominant in outlook nor result in amenity loss to that dwelling either.
- 7.6 The main potential for impact would be on the new dwelling under construction to the east of the proposed garage and to the rear of which it would be located. The rear garden depth of the dwelling adjoining the site of the proposed garage to the east is 5.2m and therefore the garage would be in close proximity to the rear of that dwelling. The rooms affected in the dwelling under construction would be the rear ground floor living room and 2 first floor rear bedrooms, as well as the rear garden area. The garage would introduce a 5m length of 2.5m high wall to the rear of the new dwelling and this would therefore be at least 0.5m higher than new fencing which would be likely to be 1.8m - 2m high. The new garage wall would therefore be visible from both the garden of the new dwelling and from within that dwelling.
- 7.7 In addition to the side wall of the garage, the roof of the garage would be visible at 3.5m high (at least 1.5m higher than a rear fence) although the roof of the garage has been revised and hipped back in order to endeavour to mitigate this impact. The length of the ridge would now be approximately 1.6m rather than 5m and the ridge level 3.5m rather than 4.1m previously proposed.
- 7.8 The revisions to the proposed garage are considered to significantly reduce the massing of the garage and impact on outlook from within the dwelling and within the garden. The potential dominance of the garage has therefore been significantly reduced. Similarly, the potential impact on light has been significantly reduced by the reduction in height and mass of the garage and in any event there is other higher surrounding development in the immediate vicinity to already impact on outlook.
- 7.9 It is therefore considered that whilst the garage will result in some impact on the amenity of the new dwelling, this impact would not be significantly harmful to the amenity of the future occupiers of that dwelling, given the revisions and reduced impact arising. Occupiers of the new dwelling, when completed, would in effect be 'buying into' an existing situation and not suffering from loss of existing amenity.
- 7.10 In the light of the above, it is not therefore considered that a refusal of permission would be justified.

(iv) Access and parking

- 7.11 The proposed garage would be located at the northern end of an unadopted private drive which serves existing dwellings (not the new dwellings under construction). Sufficient provision has been made to accommodate a right of way to the rear of the new dwellings and sufficient space would remain to access the next bungalow to the west of the site. Manoeuvring would not be constrained in and out of dwellings and the shared accessway would not be unacceptably constrained. No loss of parking would result. The proposal is therefore in accord with HBLP (Core Strategy) Policy DM13.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and would not result in harmful impact on the use of the accessway. It is considered to be in accord with Policies CS16 and DM13 of the HBLP (Core Strategy) and consistent with the Design Guide SPD December 2011 and the Parking SPD July 2016. The proposal 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/19/00657 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:

C3344-1/Rev.B - Site Location Plan - Dated 27.07.19

C3344-2/Rev.B - Garage Plan & Elevations - Dated 16.08.19

C3344-3/Rev.C - Block Plan - Dated 13.08.19

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials to be used shall match as closely as possible in type, colour and texture those on the existing dwelling.

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 2018.

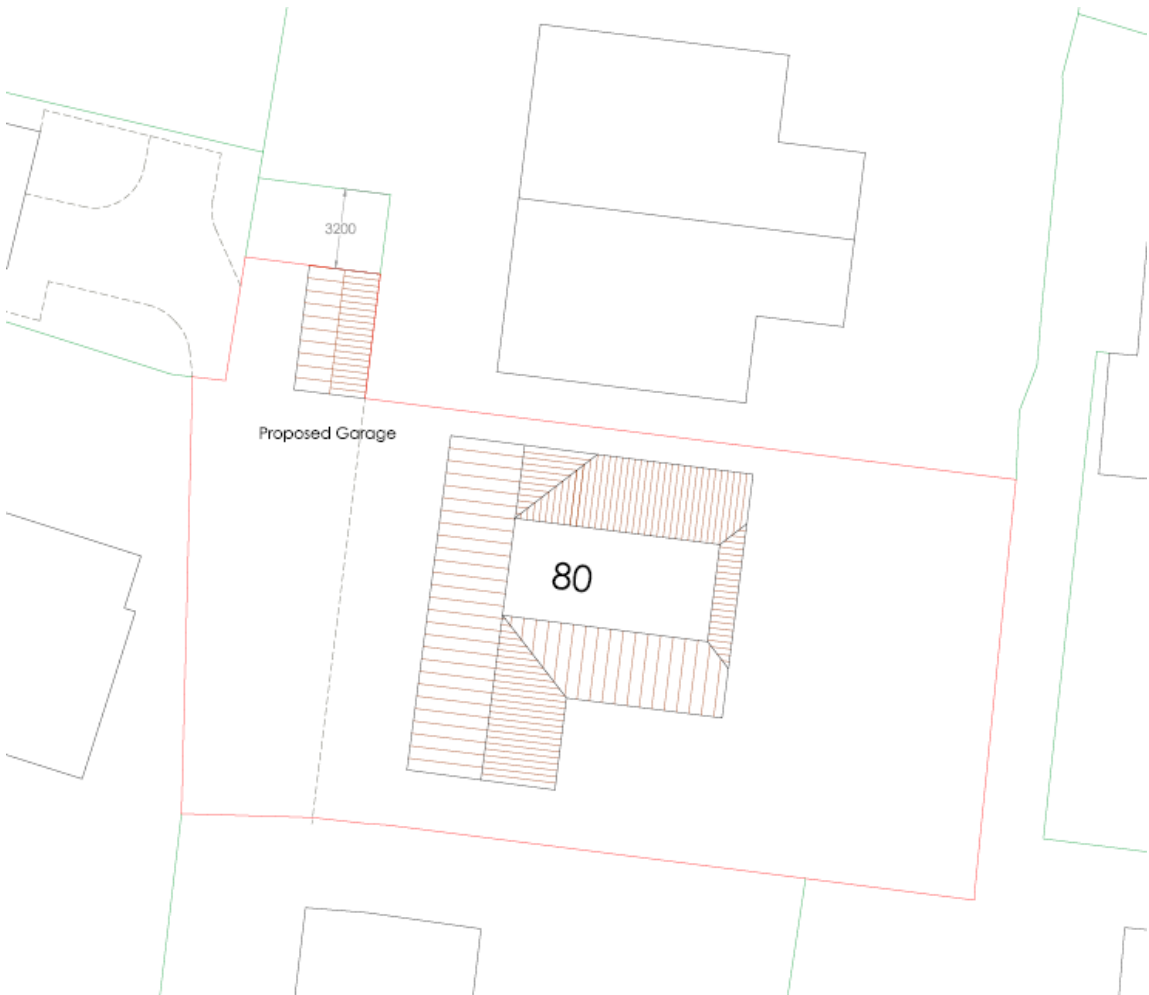
Appendices:

- (A) Location Plan
- (B) Block Plan
- (C) Proposed Elevations and Floor Plan
- (D) Previously Approved Layout under APP/12/00913

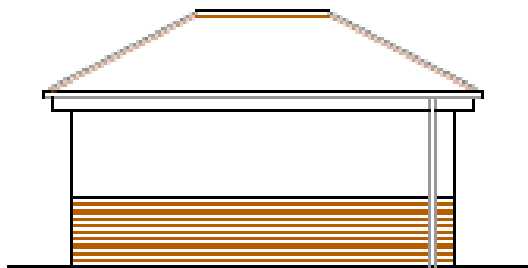
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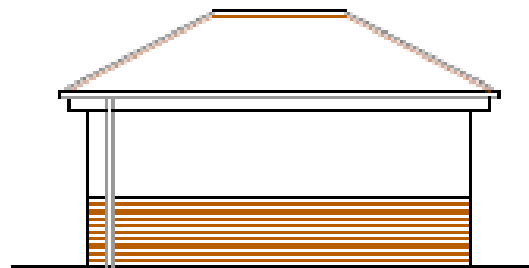
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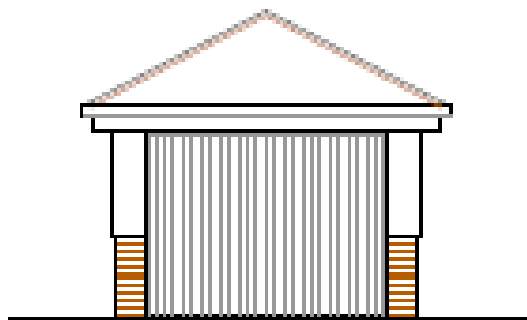
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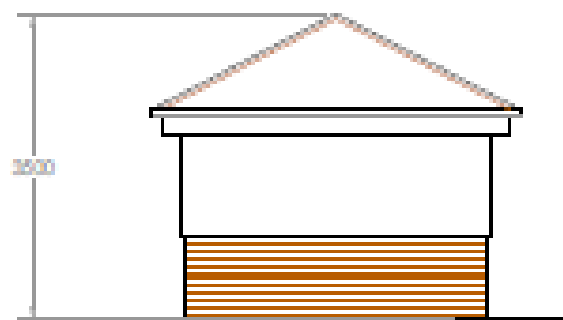
Side Elevation



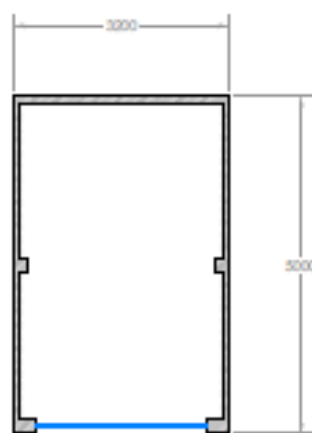
Side Elevation



Front Elevation



Rear Elevation



Plan

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