

HAVANT BOROUGH COUNCIL

At a meeting of the Development Management Committee held on 1 August 2013

Present

Councillor Mrs Shimbart (Chairman)

Councillors Brown, Buckley (Vice-Chairman), Galloway, Hilton, Smith J, and Turner

44. Apologies for Absence

Apologies for absence were received from Councillor D Smith.

45. Minutes

RESOLVED that

- (a) the Minutes of the meeting of the Development Management Committee held on 11 July 2013 were agreed as a correct record and signed by the Chairman; and.
- (b) the minutes of the Site Viewing Working Party held on 25 July 2013 be received

46. Matters Arising

There were no matters arising.

47. Declarations of Interest

There were no declarations of interests.

48. Chairman's Report

The Chairman reminded members that the Community Infrastructure Levy came into effect on 1 August 2013.

49. Matters to be Considered for Site Viewing and Deferment

There were no matters to be considered for site viewing and deferment.

50. Deputations

The Committee received the following deputations/representations:

- (1) Mr Oldaker (objector) – Application APP/13/00620 – 17 Selangor Avenue, Emsworth (Minute 51)
- (2) Mrs Leggett (objector) – Application APP/13/00620 – 17 Selangor Avenue, Emsworth (Minute 51)

- (2) Mrs Lyons (applicant) – Application APP/13/00620 – 17 Selangor Avenue, Emsworth (Minute 51)
- (3) Councillor Gibb-Gray (ward councillor) – Application APP/13/00620 – 17 Selangor Avenue, Emsworth (Minute 51)

51. APP/13/00620 – 17 Selangor Avenue, Emsworth

(The site was viewed by the Site Viewing Working Party)

Proposal: Alternations to the roof including increasing the size of the front and rear dormers and construction of two storey rear extension.

The Committee considered the written report and recommendation of the Executive Head of Planning and Built Environment to grant permission.

The Committee received supplementary information, circulated prior to the meeting, which:

- (a) gave details of amended plans received; and
- (b) gave details of additional representations received since the agenda was published.

The Committee was advised that the applicant had agreed to use the front of the site to accommodate some of the parking to overcome concerns raised about the adequacy of parking provision. It was there recommended that, if the Committee was minded to grant permission, Condition 4 be amended to require the submission of a parking plan to be approved by the Council before development commenced.

The Committee was addressed by the following deputies:

- (1) Mr Oldaker, who objected to the proposal for the following reasons:
 - (a) the proposed development with a greater pitch and depth would result in an excessive building bulk adjacent to his dwelling, detrimental to his visual outlook and amenities;
 - (b) the changes to the pitch and depth of the dormer would have a more detrimental impact on 19 Selangor Avenue than the previous application;
 - (c) the local area was an established residential area catering for mature people and the dwellings were predominantly bungalows: the proposed two storey extension would convert the bungalow into a two storey house and encourage younger

families into the area which would be out of keeping with the character of the area and the streetscene;

- (d) although it was pleasing to see that that the plans had been amended to ensure all guttering was within the application site, it would be impossible to clean and repair the guttering adjoining 19 Selangor Avenue;
- (e) the application would set a precedent to the detriment of the character and amenities of the area;

Mr Oldaker advised that a single storey extension in the rear garden would be more acceptable.

- (3) Mrs Leggett, objected to the proposal for the following reasons:

- (f) the conservatory of 19 Selangor Avenue was used as a primary living area throughout the year: the excessive depth of the proposal would adversely affect the light available to this conservatory

(Mr Oldaker and Mrs Leggett failed to complete their deputations within the allotted time)

- (2) Mrs Lyons, the applicant, who supported the application for the following reasons:

- (e) the proposal was the result of discussions with the officers and sought to overcome objections to the previous applications to develop 17 Selangor Avenue;
- (f) the scheme had also been amended to overcome Mr Oldaker's objections to the scheme. The most recent amendments relating to the guttering and parking had been in response to Mr Oldaker's concerns;
- (g) there was no requirement that the property could be only used for mature residents and the objections raised to the introduction of younger families into the area appeared to represent a case of nimbyism; and
- (h) the parking provision was adequate and similar to the current level of off-street parking in the area, particularly by the resident who raised the latest objection regarding parking as set out in the supplementary information issued on the date of the meeting.

- (3) Councillor Gib-Gray, with reference to the previous deputations and the visit by the Site Viewing Working Party raised the following issues:

- (i) there was no objection in principle to increasing the size of the dwelling. However, any proposals had to be sensible and sensitive to the area and neighbouring properties;
- (j) the dwellings in the area were all bungalows;
- (k) the officers had acknowledged in the report that the increase in pitch and depth of the proposed extension would have an impact on 17 Selangor Avenue in terms of loss of light and outlook;
- (l) CS16 of the Havant Core Strategy required that proposed development should not cause unacceptable harm to the amenity of neighbours: Mrs Leggett had explained in her deputation that the proposal would have a detrimental impact on her living conditions;
- (m) although car parking had been dealt with fairly in the report, there was concern that the car parking provision was inadequate and would encourage parking on the highway which would interrupt the free flow of traffic, detrimental to highway safety; and
- (n) the residents of 15 Selangor Avenue had requested that the Committee be made aware that the proposal would give rise to direct overlooking into their property;

Having considered the views of the applicants and the neighbours, Councillor Gibb Gray advised that he considered that the impact of the proposal was unacceptable and recommended the Committee to refuse this application for the following reason:

Model reason R137

In response to questions raised by members of the Committee, the officers advised that:

- (1) the construction of an extension with an increase in pitch onto a flat roof would lead to a loss of light and outlook to 19 Selangor Avenue. However, this impact was considered acceptable;
- (2) the plans did not specify whether the existing the boundary wall would be retained; and
- (3) the incorporation of a hipped roof and increase in pitch had reduced the impact on neighbouring properties to an extent that the scheme was considered acceptable.

The Committee discussed this application in detail together with the views raised by the deputees. Although one member of the Committee expressed support for the application, the majority of the Committee considered that the

proposal would have a detrimental impact on 19 Selangor Avenue, in terms of loss of light and outlook. It was therefore

RESOLVED that Application APP/13/00620 be refused for the following reasons:

- 1 The proposed development by reason of the proposed depth and height adjacent No 19 Selangor Ave would result in an excessive building bulk adjacent to that residential property, detrimental to the visual outlook and amenities of the occupier of this property. The proposal is therefore contrary to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and the National Planning Policy Framework.

52. Application APP/13/00398 – Asda Stores, Hambledon Road, Waterlooville

Proposal: Erection of a new four pump petrol filling station on area of existing car park.

The Committee considered the written report and recommendation of the Executive Head of Planning and Built Environment.

The Committee also received supplementary information, circulated prior to the meeting, which gave details of:

- (a) a car parking survey undertaken by the applicant;
- (b) responses from statutory and non statutory consultees received after the agenda was published;
- (c) a representation received from Grainger West of Waterlooville Development Ltd raising no objection to the scheme.

RESOLVED that Application APP/13/00398 be granted permission subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The pedestrian connection to Maurepas Way shall not be implemented prior to the installation of the adjacent pedestrian crossing Maurepas Way.

Reason: In the interests of highway safety and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011.

- 3 The Petrol Filling Station shall not be brought into use until the revised provision for the loading, unloading and parking of vehicles has been provided within the site, surfaced and marked out in accordance with the approved details. Such areas shall thereafter be retained and used solely for those purposes.

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 2012.

- 4 No development including site clearance shall commence on the site until all trees and shrubs not previously agreed with the Local Planning Authority for removal, shall have been protected by fencing in accordance with the Arboricultural Development Report of 13 May 2013.. Such fencing shall be maintained throughout the course of the works on the site, during which period no access, placement of materials, fuels or chemicals, soil or other materials shall take place inside the fenced off area.

Reason: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 No development hereby permitted shall be commenced until a detailed soft landscaping scheme for all areas proposed to be landscaped has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works.

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

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Planning Design and Access Statement

Transport Statement
Tree Survey to BS5837
Arboricultural Development Report 13 May 2013
Environmental Statement
Lighting Details A1313/WL/(PA)08*
Orion3 AL4150 detail
Panasonic Camera Detail
Existing Block Plan A1313/WL(PA)02 Rev A
Proposed Block Plan A1313/WL(PA)03 Rev A
Proposed Forecourt Sections A1313/WL(PA)06 Rev *
Control Room Details A1313/WL(PA)07 Rev *
Proposed PFS with Proposed Road Alterations A1313/WL(PA)09 Rev
*
Proposed Forecourt Elevations A1313/WL(PA)05 Rev *
Proposed Petrol Station Plan A1313/WL(PA)04 Rev *

Reason: - To ensure provision of a satisfactory development.

The meeting commenced at 5.00 pm and concluded at 5.57 pm