

HAVANT BOROUGH COUNCIL

At a meeting of the Planning Committee held on 15 June 2023

Present

Councillor Keast (Chairman)

Councillors Patrick (Vice-Chairman), Weeks and Milne (Standing Deputy)

Other Councillors Present:

Councillor(s): Bowerman

23 Apologies for Absence

Apologies for absence were received from Councillors Linger, Denton and Rason.

24 Minutes

RESOLVED that the minutes of the Planning Committee held on 06 April 2023 be approved as a correct record and signed by the Chairman; and the minutes of the Site Viewing Working Party held on 08 June 2023 be received.

25 Declarations of Interests

Councillor Milne declared a non-pecuniary interest in relation to item 6(b) as her friend had made a formal objection to the application under consideration. Councillor Milne advised that she did not feel that this relationship would affect her judgement and that she would take part in the debate and vote on this item.

26 Appointment of Site Viewing Working Party

RESOLVED

- (a) that the Site Viewing Working Party be constituted for the municipal year 2023/2024 with the terms of reference set out in the terms of reference set out below;
- (b) All members of the Planning Committee (including standing deputies) be automatically appointed to the Working Party referred to in (a) above; and
- (c) members appointed to the Working Party referred to in (a) above continue to be members and constitute that Working Party until the first meeting of the Planning Committee after the annual meeting of the Council subject to the members concerned remaining members of the Council during that time.

Terms of Reference

Title: Site Viewing Working Party

Membership: All members (including standing deputies) of the Planning Committee

Chairman: Chairman of the Planning Committee.

Function: To inspect sites relating to planning applications, Tree Preservation Orders and other matters referred to it by the Planning Committee and officers and request additional information if necessary.

27 Matters to be Considered for Deferment or Site Viewing

28 APP/22/00837 - Land at Cowplain School, Hart Plain Avenue, Waterlooville

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

Proposal: Erection of a 64 bed care home (within Use Class C2) and 6No. dwellings (within Use Class C3) with associated works including access, parking and landscaping.

The Committee considered the written report and recommendation from the Head of Planning to grant permission.

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

1. Written deputations submitted by:
 - a. Havant Climate Alliance and Havant Friends of the Earth
 - b. Councillor Rason
 - c. Mr and Mrs Lawson
 - d. Anonymous
 - e. Mr Smallridge
 - f. Mr Trimby
 - g. Ms Moore
 - h. Ms Smallridge
 - i. Ms Patchell, the applicant's agent and Mr Gates, the Head of Cowplain School

The Committee was addressed by:

1. Ms Patchell, the applicant's agent and Mr Gates, the Head of Cowplain School, who reiterated the issues set out in the written deputation submitted.

In response to questions from members of the Committee, Ms Patchell stated that:

- 29 parking spaces were provided for the care home to relieve the parking situation at Hart Plain Avenue. This has been assessed by the Hampshire County Council and no objections have been raised.

In response to questions from members of the Committee, Mr Gates stated that:

- after development, the currently unusable field can be turned into a grass pitch for various sports, which can then be offered to members of the community.
- financial gain is not the primary concern of the application. The redevelopment of the field can create sporting facilities for children and members of the community.

The officers commented on the issues raised by public speakers and in the written submissions as follows:

- The concerns that were raised by the deputations were addressed in the report.
- The ecological report concluded that there would unlikely be any protected species on the site that would be affected by the proposed development.
- A condition which stated that pitches' light has to be turned off by 9pm would limit the spillage of its lights that impact the care home and its amenities.
- There is no condition indicating that the site's land has to be retained for car parking use.

In response to questions from members of the Committee, officers stated that:

- extra trips generated by the care home would not bring harm to highway safety.
- it was anticipated that a maximum of 49% of the car parking out of the 29 spaces were to be utilized during peak hours.
- Hampshire County Council were aware that the crossing would be moved and agreed of its relocation. The relocated crossing would not clash with any existing access points.
- Sport England identified sporting benefits in the application, which would outweigh the harms caused by the lost of the triangular area for the care home.

The Committee discussed the application in detail together with the views raised by deputees.

The Committee considered the issue of parking and the volume of traffic at Hart Plain Avenue in the debate, but they stated that these issues could not provide enough weight to object the application.

RESOLVED that application APP/22/00837 be granted permission subject to:

(A) No objection being raised to the HRA/AA by Natural England within the statutory consultation period;

(B) The completion of a Section 106 Legal Agreement in a form satisfactory to the Council's Solicitor to secure:

1. Solent Recreation Mitigation Strategy contributions;
2. Works shown in drawing numbers 4528-WRD-XX-ZZ-DR-A-0500 Rev P018, PC2284-RHD-GE-SW-DR-R-0061 Rev P02, along with the reinstatement of the kerbing to the west of the western access into The Cowplain School;
3. Payment (by the developer) of HCC fees in respect of approval (£1,500) and monitoring (£15,000) of the Framework Travel Plan prior to occupation;
4. Provision of a bond, or other form of financial surety, in respect of measures within the Travel Plan prior to occupation; and
5. Payment of a Traffic Regulation Order contribution, Bus Shelter contribution and Pedestrian and Cycle Mapping contribution.

(C) The following conditions (subject to such changes and/or additions that the Head of Planning considers necessary to impose prior to the issuing of the decision):

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:

104C Landscape Proposals (care home)
 105C Landscape Proposals (houses)
 4528-WRD-XX-00-DR-A-0081 P05 Site Location Plan
 4528-WRD-XX-00-DR-A-0200 P09 Proposed Ground Floor Plan
 4528-WRD-XX-01-DR-A-0201 P08 Proposed First Floor Plan
 4528-WRD-XX-02-DR-A-0202 P09 Proposed Second Floor Plan
 4528-WRD-XX-03-DR-A-0203 P02 Proposed Roof Plan
 4528-WRD-XX-ZZ-DR-A-0300 P09 Proposed Elevations
 4528-WRD-XX-ZZ-DR-A-0305 P07 Proposed Street Scene
 4528-WRD-XX-ZZ-DR-A-0204 P05 House Type 1 Plans & Elevations
 4528-WRD-XX-ZZ-DR-A-0205 P03 House Type 2 Plans & Elevations
 4528-WRD-XX-ZZ-DR-A-0500 P019 Proposed Site Plan
 0503 P01 Proposed Overland Flow
 PC2284-RHD-ZZ-XX-RP-R-004 Technical Note by Royal HaskoningDHV (RHDHV), 24 February 2023
 PC2284-RHD-ZZ-XX-RP-R-0005 Technical Note Addendum by Royal HaskoningDHV (RHDHV), 19 May 2023

Reason: - To ensure provision of a satisfactory development.

3. Prior to the commencement of development, a phasing plan shall be submitted to and approved in writing by the Local Planning Authority. The Phasing Plan shall include details of dwellings and other development to be implemented within each phase of the development / development parcel. The development of each phase shall only be implemented in accordance with the approved Phasing Plan. This Phasing Plan shall not be amended without the written consent of the Local Planning Authority.

Reason: In the interest of proper planning and to ensure that appropriate detail for each phase of the development is provided and agreed in a coordinated and planned way in line with Policies CS11, 14, and 16 of the adopted Core Strategy.

4. No development shall take place until the Council has received evidence that the required nutrient mitigation capacity has been purchased pursuant to the allocation agreement dated [to be inserted once agreement received] between (1) William Northcroft Butler and James Nicholas Butler (2) HN Butler Farms Limited and (3) [developer].

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. In compliance with Regulation 63 of the Conservation of Habitats and Species Regulations 2017, the local planning authority has a duty to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council has also had regard to Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.

5. The development hereby permitted in any phase shall not be occupied until all agreed measures necessary to meet the approved water efficiency calculation (110 litres of water per person per day) for that phase have been installed.

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 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.

6. At all times following occupation of the development in any phase hereby approved, all measures for water usage within the submitted nutrient budget shall be maintained in the development of each phase in perpetuity.

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. In compliance with Regulation 63 of the Conservation of Habitats and Species Regulations 2017, the local planning authority has a duty to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council has also had regard to Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.

7. Prior to commencement of the care home development hereby permitted, a community use agreement to be prepared in consultation with Sport England shall be submitted to and approved in writing with the Local Planning Authority, and a copy of the completed approved agreement must be provided to the Local Planning Authority. The agreement shall apply to the school's sports and ancillary facilities and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review.

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with Policy DM1 of the adopted Core Strategy.

8. The care home development hereby permitted shall not be commenced until the drainage works scheme for the playing fields, permitted by planning permission APP/22/00838 dated 23 March 2023, has been completed and made available for use.

Reason: To ensure the agreed mitigation for the loss of playing field at the site is implemented prior to the loss of playing field and to accord with Policy DM1 of the adopted Core Strategy.

9. Notwithstanding the submitted details, no development above ground slab level shall commence in any phase until a detailed schedule of materials and finishes to be used for all external surfaces of the development hereby permitted in that phase has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in full accordance with the schedule approved pursuant to this condition.

Reason: In the interests of the visual amenity in accordance with the aims and objectives of the National Planning Policy Framework, Policy CS16 of the adopted Core Strategy and the Council's Design SPD.

10. Notwithstanding the submitted details, no development works shall take place in any phase until details of levels, including finished floor levels for the buildings hereby approved in each phase, and the existing and proposed site contours, shall be submitted to and agreed in writing by the Local Planning Authority for that phase. The development of each phase shall only proceed in accordance with the approved details pursuant to this Condition.

Reason: In the interests of visual amenity having regard to Policy CS16 of the adopted Core Strategy, the Council's Design SPD and the National Planning Policy Framework.

11. No development above ground slab level shall take place on any phase of the development hereby permitted until a more detailed soft landscaping scheme for that phase has been submitted to and approved in writing by the Local Planning Authority.

The soft landscaping shall be carried out in accordance with the details approved pursuant to this Condition and implemented prior to first occupation of that phase. Any plants approved pursuant to this Condition which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size or species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure the appearance and setting of the development is satisfactory in accordance with Policy CS16 of the adopted Core Strategy, the Council's Design SPD and the National Planning Policy Framework.

12. No development above ground slab level shall take place on any phase of the development hereby permitted until details of hard landscaping scheme for that phase have been submitted to and approved in writing by the Local Planning Authority. The hard landscaping shall be carried out in accordance with the details approved pursuant to this Condition and implemented prior to first occupation of the relevant phase of the development.

Reason: To ensure the appearance and setting of the development is satisfactory in accordance with Policy CS16 of the adopted Core Strategy, the Council's Design SPD and the National Planning Policy Framework.

13. Any required tree works shall be pruned in accordance with the recommendations in British Standard BS3998:2010 (Recommendations for Tree work).

Reason: To ensure the continuity of amenity value afforded by the trees in question and having due regard to policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

14. No development for each phase, including site clearance, shall commence on the site until a dimensioned tree protection plan in accordance with Section 5.5 and a method statement detailing precautions to minimise damage to trees in accordance with Section 6.1 of British Standard BS5837: 2012 (Trees in relation to design, demolition and construction - Recommendations) for that phase have been submitted to and approved in writing by the Local Planning Authority. The tree protection measures in the AIAMS (Tree Retention, Loss and Protection Plan drawing 107) should be extended to include the hedgerow (H20) to the north of T23, T24, T25 and T26, which should also be subject to tree protection measures. The development shall thereafter be carried out in strict accordance with the agreed detail.

Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

15. Before the development of the care home commences, written documentary evidence demonstrating that the development will achieve at minimum 'Very Good' against the BREEAM Standard, in the form of a design stage assessment, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure the development contributes to sustainable construction having due regard to policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

16. Within 6 months of the care home first becoming occupied, written documentary evidence proving that the development has achieved at minimum Very Good against the BREEAM Standard in the form of post construction assessment and certificate as issued by a legitimate BREEAM certification body shall be submitted to the Local Planning Authority for its approval.

Reason: To ensure the development contributes to sustainable construction having due regard to policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

17. Development of each phase shall proceed in accordance with the ecological mitigation and enhancement measures as detailed in the Preliminary Ecological Appraisal (The Landscape Partnership, July 2022).

Reason: To provide ecological protection and enhancement in accordance with the Conservation Regulations 2017, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS11 of the Havant Borough Core Strategy (2011).

18. Before the development of each phase proceeds above slab level, a suitable scheme for the biodiversity enhancement measures for each phase shall be submitted to the local planning authority and approved in writing. In addition, the new buildings in each phase shall incorporate a minimum of six nesting features for Common Swifts. Development shall be carried out in accordance with the approved scheme and implemented prior to occupation.

Reason: To provide ecological protection and enhancement in accordance with the Conservation Regulations 2017, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy (2011).

19. The combined rating level of the noise from all plants and machinery shall be at least 5dBA lower than the existing background noise level at any given time of operation. The noise levels shall be measured or predicted 1m externally to any window at the nearest residential façade with the units mounted on suitable anti vibration isolators. Measurements and assessment shall be made according to British Standard 4142:2014.

Reason: To obtain required sound insulation and prevent noise nuisance to adjacent residential dwelling in accordance with Policy CS16 of the adopted Core Strategy.

20. No development above ground slab level shall take place on any phase of the development hereby permitted until a scheme of noise insulation/reduction has been submitted to and approved in writing by the Local Planning Authority for that phase. The scheme for each phase shall ensure that the noise level of 35 dBLAeq, 16 hour in living rooms and bedrooms during the daytime (0700 to 2300 hours) and 30 dBLAeq, 8 hour and 45 dBLAmax during the night time (measured with F time-weighting and between 2300 and 0700 hours) in bedrooms in accordance with BS8233:2014 shall not be exceeded. Where these levels cannot be met with windows open, appropriate acoustic ventilation shall be provided so that the room can be sufficiently ventilated. The acoustic performance of any passive vent, variable speed mechanical air supply unit or whole house ventilation shall be sufficient to ensure that the noise level standards given above are not compromised.

Reason: In order to protect future occupiers against noise ingress in line with Policy CS16 of the adopted Core Strategy.

21. No development above ground slab level shall take place on the care home site until a scheme of all external lighting has been submitted to and approved in writing by the Local Planning Authority. The scheme shall identify those features in site that are particularly sensitive to the nearest receptors. All external lighting shall be installed in accordance with the specifications and locations set out in the approved scheme and maintained thereafter. No additional external lighting shall thereafter be installed without prior consent from the Local Planning Authority.

Reason: In the interest of residential amenity and to ensure the appearance and setting of the development is satisfactory in accordance with Policy CS16 of the adopted Core Strategy, the Council's Design SPD and the National Planning Policy Framework.

22. Before the development of each phase is first brought into use, the means of vehicular access to that phase shall be constructed in accordance with the details shown on the approved plans and no obstruction, structure, erection or planting exceeding 1.0m in height shall thereafter be placed within the visibility splays shown on the approved plans. Such visibility splays shall thereafter be retained for the lifetime of the development.

Reason: To ensure a suitable access and layout and to provide and maintain adequate visibility splays in the interests of highway safety, in accordance with Policy CS20 of the adopted Core Strategy and the National Planning Policy Framework.

23. The care home hereby approved shall not be brought into use until turning facilities have been provided in accordance with the details shown on the approved plans. The turning facilities shall be available for use by vehicles and kept free from obstruction throughout the lifetime of the development.

Reason: In the interests of traffic safety and to achieve a satisfactory layout in accordance with Policy CS20 of the adopted Core Strategy and the National Planning Policy Framework.

24. (a) Unless otherwise agreed in writing with the Local Planning Authority, no works for each phase pursuant to this permission shall commence until a Construction Environmental Management Plan (CEMP), to cover construction phases, has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include, but not be limited to details of: development site compound and hoarding, including details of storage of construction materials and equipment; management of overland runoff, storage of hazardous materials, chemical and hydrocarbons on site and temporary drainage infrastructure to ensure that water resources are not put at risk from leaks or spillages; waste disposal; measures to ensure no materials, machinery, vehicles or works will encroach on the nature designated sites; cleaning of the wheels and bodies of vehicles leaving the site; construction vehicle routes and their management and control; site access management; parking and turning provision to be made on site, working hours & times of deliveries; loading/offloading areas; site office facilities; contractor parking areas; method statement for control of noise, dust and emissions from demolition/construction work; adequate provision for addressing any abnormal wear and tear to the highway, and a programme for construction. The Plan should be in accordance with the GLA's Supplementary Planning Guidance 'Control of Dust and Emissions during Demolition and Construction'.

and

(b) The development of each phase shall be carried out in accordance with the CEMP approved pursuant to part (a) of this condition and shall continue for as long as construction works are taking place at the site, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interest of highway safety, ecology, to protect the amenity of nearby occupiers, to protect and manage environmental risks, to protect groundwater and therefore the local public water supply source in accordance with Policies CS11, CS16, CS20, DM8 and DM10 of the adopted Core Strategy and the National Planning Policy Framework.

25. The care home hereby approved shall not be brought into use until spaces have been laid out and provided for the parking of vehicles in accordance with the approved plans. These spaces shall thereafter be reserved for such purposes at all times.

Reason: In the interest of highway safety and in accordance with in accordance with Policy DM14 of the adopted Core Strategy and the Council's Car Parking SPD.

26. The care home hereby approved shall not be brought into use until cycle parking spaces have been laid out and provided for the parking of bicycles in accordance with the approved plans. These spaces shall thereafter be reserved for such purposes at all times.

Reason: To ensure adequate provision for and to promote and encourage cycling as an alternative to use of the private motor car in accordance with Policy DM14 of the adopted Core Strategy and the Council's Car Parking SPD.

27. The dwellings hereby approved shall not be brought into use until car parking spaces have been laid out and provided for the parking of vehicles in accordance with the approved plans and in line with the Council's Car Parking SPD. These spaces shall thereafter be reserved for such purposes at all times.

Reason: In the interest of highway safety and in accordance with Policy DM13 of the adopted Core Strategy and the Council's Car Parking SPD.

28. Development of each phase shall be undertaken in line with the recommendations and procedures contained in the Surface and Foul Water Drainage Strategy 5017735-RDG-XX-XX-DOC-C-9950 Rev. A (Ridge, 15/6/22), the revised calculations (Ridge, 25/1/23) and the Proposed Overland Flow (Ridge, 25/1/23).

Reason: To prevent the increased risk of flooding, both on and off site in accordance with Policy CS15 of the adopted Core Strategy and the National Planning Policy Framework.

29. Prior to commencement of the care home hereby approved, measures to be taken to protect the public sewers shall be submitted to the Local Planning Authority and agreed in writing in consultation with Southern Water.

Reason: In order to protect public sewers, in accordance with Policy CS21 of the adopted Core Strategy.

30. Reasonable vigilance for the presence of contamination and soil hazards shall be maintained during all groundwork. In the event that any suspected contamination (obviously contaminated, stained, discoloured or odorous soil/groundwater), items suspected to be possible unexploded ordnance-, or any significant buried waste material is encountered during groundworks; works in affected areas of the site shall cease until the Local Planning Authority has been notified of the discovery and a scheme to deal with the risks associated with the suspected contamination has been submitted to- and approved in writing by- the Local Planning Authority.

The scheme may take a proportionate approach to the degree of formality adopted and may comprise separate results / reports / statements as appropriate, but unless specifically excluded by agreement shall include;

- 1) Investigation in the vicinity of the suspect material, sufficient to characterise it's nature, likely extent & mobility,
- 2) An appropriate assessment of the risks to all receptors that may be affected, based upon 1), and;
- 3) Where potentially unacceptable risks are identified by 2), a Remediation / Risk Management Strategy that includes appropriately considered remedial objectives and clearly defined proposals for achieving these, having due regard to sustainability

All investigation, assessments & other actions required by 1)-3) above (and B, below) shall be undertaken by competent persons, and the findings presented in a written format. The scheme shall be implemented as approved.

Prior to the occupation of any relevant part of the permitted development for each phase, EITHER of the following shall be submitted for that phase to the Local Planning Authority;

- A) A written statement confirming that no suspected contamination was identified during development, OR;
- B) Documentation in accordance with 1) & 2) above; together with a Verification Report (where appropriate) which demonstrates that the agreed remediation objectives (3)) have been met.

Reason: There is a low probability of encountering discrete deposits of buried materials associated with historic air-raid shelters &/or the demolition of buildings previously present adjacent to development land. The dates that these features were present would suggest that deposits might include high risk materials such as asbestos which could pose an acute risk to future residential occupiers. This is in line with DM10 of the Havant Borough Local Plan (Core Strategy) 2011, DM17 of the Havant Borough Local Plan (Allocations) [2014], and paragraphs 183-185 of the National Planning Policy Framework 2021.

31. No part of the care home hereby approved shall be occupied until refuse storage and collection facilities have been provided in accordance with the approved plans. The refuse store and collection facilities shall thereafter be permanently retained at all times.

Reason: To ensure appropriate appearance of the site, highway safety and to avoid detrimental impact upon residential amenity in accordance with Policy CS16, CS20 and DM7 of the adopted Core Strategy and the National Planning Policy Framework.

32. Before the first occupation of any phase of the development hereby approved details of the boundary treatment proposed for that phase shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the details thus approved for that phase.

Reason: To ensure that the development takes place in an appropriate way in accordance with Policy CS16 of the adopted Core Strategy, the Council's Design SPD and the National Planning Policy Framework.

29 APP/22/01176 - 40 Oakmeadow Close, Emsworth, PO10 7RL

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

Proposal: Loft conversion with 2No. pitched roof dormers and a rooflight to the front roof slope with a dormer to the rear.

The Committee considered the written report and recommendation from the Head of Planning to grant permission.

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

1. Written deputations submitted by:
 - a. Councillor Bowerman
 - b. Mr Greenway
 - c. Mr Bessant, the applicant's agent

The Committee was addressed by:

2. Councillor Bowerman, who reiterated the issues set out in the written deputation.

In response to questions from members of the Committee, Councillor Bowerman stated:

- if planning application was refused, its impact on the street scene would be reduced.

The officers commented on the issues raised by public speakers and in the written submissions as follows:

- the amendment of the original scheme resulted in smaller rear dormers for the application, which in its isolation were permitted under development rights.

In response to questions from members of the Committee, officers clarified that:

- a. Juliette balconies would be permitted development in this application, which does not require planning permission.
- b. If the application has been granted planning permission, the scheme has to be developed in accordance with the improved plans. However, alterations could be made after the development has been carried out.
- c. whether front and rear dormers were to be developed would depend on the host property
- d. the front dormers may bring a change to the character of the street. However, its compliance to the design guidance would make it difficult to argue that it is harmful.
- e. The rear dormer alone would still deliver a bedroom with an ensuite.

The Committee discussed the application in detail together with the views raised by deputees.

The Committee considered the impact of the roof extension. It was agreed that the proposed front extension of the house blends quite well with the rest of the building. The Committee also noted that rear extensions were within the bounds of permitted development, which in itself does not require planning permission.

RESOLVED that application APP/22/01176 be granted permission subject to:

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:

Application Form - Received 06 December 2022
Location and Block Plan - Drawing No. PL.633.22.01A - Received 30 January 2023
Existing Floor Plans and Elevations - Drawing No. PL.633.22.02. - Received 06 December 2022
Proposed Floor Plans and Elevations - Drawing No. PL.633.22.03B - Received 30 January 2023
Confirmation of Materials - Email Received 06 February 2023

Reason: - To ensure provision of a satisfactory development.

3. The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.

Appendices:

- (A) Location Plan
- (B) Proposed Block Plan
- (C) Existing Floor Plan
- (D) Proposed Floor Plan
- (E) Existing Elevations
- (F) Proposed Elevations

The meeting commenced at 5.02 pm and concluded at 6.38 pm

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Chairman