
Site Address:	6 Netherfield Close, Havant, PO9 2TG		
Proposal:	Single storey rear extension.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00645	Expiry Date:	07/11/2023
Applicant:	Mr James		
Agent:	Mrs Grinstead	Case Officer:	Denise Sheath
	Your Home Plans Ltd		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

6 Netherfield Close, Havant, is a two storey property link attached to the neighbouring property to the east by their single storey garages. The property is constructed with white/cream render to the ground floor rear elevation, with a timber cladding to the first floor rear elevation. The front and side elevations area constructed with red/brown brick, with partial brown cladding to the first floor front elevation. The property benefits from off road parking in the form of a garage and a hardstanding to the frontage.

2 Planning History

09/73799/000 - 30% crown reduction and removal of basal epicormic growth of mature Oak (T1) subject to TPO 0136. PERM - 29/06/2009
APP/17/00749 - Crown reduce 1No.Oak tree overall by 2.5m back to previous pruning points, remove epicormic growth. Subject to TPO 0136. PERM - 22/08/2017

3 Proposal

Single storey rear extension.

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)

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

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

Arboriculturalist

The Council seeks to protect tree coverage in the Borough, sympathetically incorporating existing features into the overall design of the scheme including measures taken to ensure their continued survival.

The application seeks single storey rear extension that would be within the Root Protection Area (RPA) of three trees to the rear of the property, two being subject to TPO 0136.

The application includes an arboricultural implications assessment that concludes that none of the trees will be harmed during the construction of the development. The size of the extension relative to the RPA, and its distance from the trunk of each tree, would support this view.

However, if the officer were minded to grant permission for the application, details of tree protection measures should be secured by condition prior to commencement.

There is insufficient information to justify why ground protection or protective fencing along with measures to avoid leachate of the foundations should not be provided to safeguard the amenity value of each tree in accordance with British Standards (BS) 5837:2012 – Trees in relation to design demolition and construction –

Recommendations.

The proposed works, subject to the conditions listed below would be in accordance with Policy CS16

and DM8 of the Havant Core Strategy (2011).

Recommended Conditions:

Approval subject to the following conditions;

a) Tree protection measures:

No development, including site clearance, shall commence on the site until a dimensioned tree protection plan in accordance with Section 5.5 and an impact and 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) have been submitted to and approved in writing by the Local Planning Authority. The details of the method statement must include an assessment of the long term impact of the adjacent trees that could have a detrimental impact on the development and provide recommendations for pruning works to be undertaken that would retain the high amenity value of the trees.

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.

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: 5

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 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) Impact on Trees

(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 a single storey rear extension. The proposed extension will be located to the south east elevation attached to an existing rear protruding extension. The additional element will have a depth of 1.6m giving a total depth of 3.6m from the rear wall. The roof design of the proposed extension will be a continuation of the existing pitched roof with a hipped end, a new velux window is proposed to the hipped element of the rear roof slope. The eaves height will be maintained at a 2.6m height, with the maximum height maintained at 3.6m. The materials will match the existing face brick and roof materials of the existing extension. It is not considered that the proposed extension would have a harmful impact upon the character of the dwellinghouse.

7.4 The proposal is not readily visible from the public realm and would therefore not have a harmful impact upon the character of the streetscene.

7.5 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). 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

7.6 The proposed extension would have a distance of 17m to the western shared boundary with No.2A Wade Court Road. The proposed extension would not be readily visible from the adjacent neighbouring property. The proposal would be mainly screened by the 1.8m fencing and 2-3m high hedging and shrubbery along this shared boundary. It is therefore considered any impact upon this neighbouring property would be minimal and acceptable.

- 7.7 The proposed extension would have a distance of 12m to the southern shared boundary and distance of 20m to the rear facing elevation of the neighbouring property to the south (No.26 Pembury Road). The proposed extension would be mainly screened by the 1.8m fencing and 2-3m high hedging/shrubbery and high trees along this shared boundary. It is therefore considered any impact upon this neighbouring property would be minimal and acceptable.
- 7.8 The proposed extension would have a distance of 2.5m to the eastern shared boundary with No.5 Netherfield Close. The proposed extension would be mainly screened by the 1.8m fencing and 2-3m high hedging and shrubbery along this shared boundary. It is not considered that the proposed extension would be overbearing, create a loss of light or outlook nor would the extension create any additional overlooking upon this adjoining neighbouring property. It is therefore considered any impact upon this neighbouring property would be minimal and acceptable.
- 7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Impact on Trees

- 7.10 TPO trees are located within rear garden area of the application site and the neighbouring property to the east (No.5). The Council's Arborist's was consulted as part of the application process. No objection was raised providing a condition is placed upon the decision notice if planning permission is granted, to ensure that a Tree Protection Plan and Method Statement is provided detailing precautions to minimise damage to the tree(s) prior to the commencement of works. The agent has agreed to this pre commencement condition.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00645 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:

Application Form - Received 14 August 2023
Arboricultural Impact Assessment - Received 13 September 2023
Location Plan - Drawing No. Rev A - Received 16 August 2023
Block Plan - Drawing No. Rev A - Received 16 August 2023
Existing and Proposed Elevations - Drawing No. A101- Received 14 August 2023
Existing and Proposed Floor Plans - Drawing No. A102 - Received 14 August 2023

Reason: To ensure provision of a satisfactory development.

- 3 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.

- 4 No development, including site clearance, shall commence on the site until a dimensioned tree protection plan in accordance with Section 5.5 and an impact and 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) have been submitted to and approved in writing by the Local Planning Authority. The details of the method statement must include an assessment of the long term impact of the adjacent trees that could have a detrimental impact on the development and provide recommendations for pruning works to be undertaken that would retain the high amenity value of the trees.

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.