
Site Address:	6 Robinia Close, Waterloooville, PO7 8HF		
Proposal:	Proposed single storey east side extension. Proposed rear and first floor extension forming a west side extension		
Application Type:	Full Planning Permission		
Application No:	APP/24/00453	Expiry Date:	07/08/2024
Applicant:	Mr & Mrs Salmon		
Agent:	Mr Flint	Case Officer:	Ikrame Essalih
	Chris Flint Ass Ltd		
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 6 Robinia Close, Waterloooville is a two-storey detached dwellinghouse with an integral garage forming a single-story structure, located at the south of Robinia Close and where the road forms a cul-de-sac. The property is constructed in facing bricks of brown shade and brown tile gable roofs with a canopy porch at the front main elevation. the front of the property is tarmac covered allowing for vehicle access to the garage and car parking spaces close to the entrance. The rear garden is of an irregular shape, laid to lawn with paved pathways and comprising a conservatory used as family room. The rear garden is accessed from a garden door to the west and a larger gate to the north of the property.
- 1.2 The boundary treatment consists of timber fencing of at least 1.7 metres at the rear and defining the rear garden boundaries.
- 1.3 The surrounding area is predominantly residential with mainly two-storey properties of similar age, design and type, some bungalows and other differing. It is noted that the streetscene setting features different separating gaps between adjacent properties.

2 Planning History

02/55724/005 - Application to fell a Yew tree (T5) and crown raise to a height of 2.5m over footpath, reduce crown by 10%, deadwood and remove lower limb at a height of 2m on north west side of a Yew tree (T6) subject to TPO 1109., PERM,02/12/2002

97/55724/004 - Crown reduction and crown raising of 2 Yew trees in rear garden (covered by TPO 1109)
, PERM,03/04/1997

95/55724/003 - Fell 1
Yew (T5) and reduce by 50% 1 Yew (T6) covered by TPO 1109, REF,24/10/1995

91/55724/001 - Conservatory to rear, PERM,08/05/1991

APP/12/00791 - Tree works, UNK,

3 Proposal

The proposal comprises two interventions including the construction of a single storey extension to the east side replacing the existing conservatory, and the erection of a

rear and first floor extensions forming a west side 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)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Underdeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Elizabeth (formerly Dianne) Lloyd

No comments received.

Councillor S Milne

No comments received.

Councillor Simon Hagan

No comments received.

HCC Arboricultural Consultancy

There are no objections on arboricultural grounds to this application.

There are large trees that could be impacted by the proposal so a tree protection plan is to be requested as a pre-commencement condition if this is consented please

Conclusion: **NO OBJECTION** subject to pre-commencement condition.

Council Arboriculturist

The supporting Arboricultural evidence supplied by Bernie Harverson is comprehensive and meets the need for this project; If the tree protection plan and method statement are followed then I see no reason for the trees to be negatively impacted on.

If permission is given for this application, then I raise no objection however the following must be conditioned:

The AIA, AMS and TPP submitted by Bernie Harverson must be fully complied with to include pre-commencement site monitoring by the applicants Arboricultural Consultant and photo graphic evidence provided to the LPA

Conclusion: **NO OBJECTION** subject to compliance and pre-commencement condition.

Officer Comment: *Further to discussions and a recommendation from the Council's Arboriculturist, additional documents including a Tree Protection Plan and an Arboricultural Method Statement and Arboricultural Impact Assessment have been submitted by the agent. Further to consultation no further objection is raised subject to condition. A compliance and pre-commencement condition has been agreed with the agent and is attached to the decision notice.*

Property Services Manager

No comments received.

Hampshire Biodiversity Information Centre

Within 50m - Priority Habitat - Lowland Mixed Deciduous Woodland

Officer Comment: *By dint of the scale of the proposed development, it is anticipated that this domestic scale application would not adversely impact these ecological assets.*

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: 20

Number of site notices: 1

Statutory advertisement: 17/07/2024

Number of representations received: 0

Comment	Officer Comment
<u>No comments received.</u>	N/A

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
- (vi) Parking matters
- (v) Tree matters

- (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 development consists of multiple works involving the erection of a single storey east side extension and a west side extension formed by a rear ground floor extension and a first-floor side extension.
- 7.4 The ground floor part of the proposed west extension would form an expansion to the kitchen, protruding by approximately 2.61 metres from the west side elevation and located at the rear of existing store and utility room with a depth of approximately 2.68 metres to be aligned with the main rear elevation line. The first floor extension, would comprise an ensuite bedroom, served by a north window and a south rear window, and would be positioned above the store, utility room and proposed ground floor expansion, flush with the west facing side elevation and protruding by approximately 2.61 metres. The west side extension would be constructed in brickwork with a brown tile gable roof, with all materials, doors and windows matching the existing. At the front elevation, the proposed side extension would mainly have the appearance of a first-floor extension forming a continuation of the existing property with a similar roof type and roof ridge height. Considering the position and the modest width of the side extension compared to the scale of the main dwellinghouse as well as the smaller size of proposed window at the front elevation, it is deemed that the proposed side extension would result in a modest increase of volume and therefore would be considered subservient to the main building.
- 7.5 To the east of the dwelling, the proposed single storey side extension would be protruding by approximately 3.74 metres from the east side elevation with a width of approximately 5.585 metres. The extension would replace the existing conservatory used as a family room and would be constructed in brickwork with a mono-pitch roof in brown tiles and form a family room served by a rear window, an east side window and south facing double doors. All materials would be matching the existing ones in the property. By dint of scale and appearance, these works are considered in keeping with the main dwellinghouse.
- 7.6 Additionally, by dint of the scale of the proposed development, the application site location at the end of the cul-de-sac and the different gaps between existing properties within the area, it is considered that the proposed construction would not adversely impact the appearance of the main dwellinghouse and the streetscene although highly visible from the public realm. Consequently, it is considered that the proposal would not be out of context of the streetscene and surrounding area, thus would be acceptable on balance. It is also noted that the west side extension would still allow for passage from the front to rear garden along the gap between the proposed structure formed by the existing garage, rear and first floor extension and the boundary fence at the west side.
- 7.7 By dint of its location, the proposed single storey side extension would be mainly screened by the existing fence between the main dwellinghouse and the north side boundary. Therefore, it would not be readily visible from the public realm. Consequently, it is considered that the proposed extension would not adversely impact the character of the streetscene and the surrounding area.
- 7.8 Considering all the above, it is deemed that the proposed development would be appropriate in scale and design and would not result in an adverse impact on the character of the original dwellinghouse and the visual amenity of the locality, responding to the requirements of Havant Borough Design Guide SPD and Policy CS16 of Havant Borough Local Plan Core Strategy (2011).

(iii) Effect on neighbouring properties

- 7.9 The erection of the proposed side extension would retain a closely similar footprint to the existing with property at No.5 Robinia Close being the closest neighbouring property. The west side extension comprising a ground floor rear part and a first floor part would site at the west side of the original dwellinghouse with property No.7 Robinia Close being the closest to the proposal.
- 7.10 The adjacent property at No.7 Robinia Close is located at the west side of the application site. It is noted that the proposed extension would result in an additional storey above the existing garage with the rear ground floor extension sited behind the garage with no side windows facing the neighbouring properties. Therefore, considering the separating distance of approximately 2.5 metres between the facing side elevations at first floor level, and the adjacent property having a two-storey side elevation with no side windows facing the proposal, it is deemed that the proposed works would not appear overbearing or result in harmful overlooking, loss of daylight, view or privacy to this neighbouring property. It is noted that the proposed single storey side extension at the east would be entirely screened from neighbouring properties on the west side.
- 7.11 To the north of the application site, the proposed development would be partially visible from the neighbouring property at No.5 Robinia Close. However, considering the separating distance of approximately 6.7 metres from the east side extension and approximately 7.2 metres from the west side extension, as well as the existing fence of approximately 1.8 metre high while the closest facing side elevation has no windows, it is deemed that the proposed works would not result in an adverse impact to this neighbouring property.
- 7.12 By dint of the existing woodland at the east and southeast borders of the application site and the pathway separating the site from the other neighbouring properties at the south side, it is deemed that the proposed extensions would be mainly screened, this would not result in adverse impact to the residential properties and amenities on this side which are also located at sufficient distance to avoid any impact from the proposal.
- 7.13 Given the design and scale of the proposed development, the position from the existing boundaries and the existing buildings, it is considered that the proposal would not have a detrimental impact on the residential amenity of the neighbouring properties. In conclusion, the proposal does not appear overbearing or lead to loss of privacy or overlooking and would have limited and acceptable impact on the immediately adjacent properties 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) Parking matters

- 7.14 The proposal involves the creation of a new ensuite bedroom at first floor extension. Considering the existing three bedrooms at the property, there would be a total of four bedrooms further to the proposed development. Therefore, in accordance with Havant Borough Council Parking SPD, a minimum of three parking spaces would be required within the curtilage of the property. Noting that the front of the property is covered in tarmac and the potential vehicular access through the garden gate, and considering the proposed car parking provision of three spaces shown in the proposed plans, it is

deemed that the current and proposed provision of car parking spaces would be meeting the requirements of Havant Borough Council Parking SPD and Policy DM13 of Havant Borough Council Local Plan (Core Strategy 2011).

(v) Tree matters

- 7.15 It is noted that two TPO are located at the rear and west side of the property. The trees subject to the TPO are Yew trees. Comments received from the arboriculturist raised no concerns regarding an adverse impact to the trees however recommended a pre-commencement condition to protect the trees. Following further discussions with the Council's arboriculturist, additional documents containing Tree Protection Plan, Arboricultural Method Statement and Arboricultural Impact Assessment have been submitted by the agent for re-consultation. Further to re-consultation, the Arboriculturist had no objection to the proposed scheme and recommended a condition to ensure compliance with the proposed mitigation measures for the protection of the TPO trees. These documents are included with the approved documents and are subject of a pre-commencement condition.
- 7.16 In conclusion, having regard to the proposed mitigation measures in the submitted documents, including ground protection and the installation of a protective fence secured by a condition, as well as considering the position of the trees and the domestic scale of the proposed development, it is deemed that the proposal would not have a detrimental impact on the TPO trees, thus would be in accordance with policy DM8 of the Core Strategy (2011).

8 Conclusion

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

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00453, 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:

CFA FULL 01 Existing and Proposed Elevations, Floors, Block and Location Plans - Uploaded 12 June 2024
Arboricultural Method Statement - Ref 1383.bjh.Sept24 - Uploaded 25 September 2024

Tree Constraints Plan/ Arboricultural Impact Assessment - Dwg BJH 01/02 -
Uploaded 25 September 2024
Tree Protection Plan - Dwg BJH 03/04 - Uploaded 25 September 2024

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 The development shall be undertaken in full accordance with the Arboricultural Method Statement and Arboricultural Impact Appraisal (Reference 1383.bjh.Sept24) and the Tree Protection Plan (Dwg. BJH 03/04) prepared by Bernie Harverson. A site monitoring meeting between the Council's Arboriculturist and the Applicant's Arboricultural Consultant shall be undertaken prior to the commencement of development, or photographic evidence showing the protection measures erected as shown on the Tree Protection Plan shall be provided to the LPA prior to the commencement of development. Thereafter the tree protection measures shall be retained in situ for the duration of the development works.

Reason: To protect trees of amenity value and having due regard to Policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2021.