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Site Address: 2A Woodbury Avenue, Havant, PO9 1RH  
Proposal: Two storey rear extension; Juliet balcony to rear; revised fenestration and external material alterations.  
Application Type: Full Planning Permission  
Application No: APP/23/00580                      Expiry Date: 17/10/2023  
Applicant: Mrs Bridge  
Agent: Mr Bessant                      Case Officer: Joseph Toole  
                    JB Architecture Design Ltd  
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

2A Woodbury Avenue, Havant is a two storey detached property located to the south side of Woodbury Avenue. The property comprises of brickwork, detailing and concrete roof tiles. Vehicular access is from Woodbury Avenue with parking to the front.

The property is located within a residential area with surrounding properties differing in style and design.

There is a TPO tree (lawson's cypress) to the front of the property.

## **2 Planning History**

10/53029/011 - Crown lift by 5m and crown thin by 15% a Lime tree subject to TPO 1406., PERM,23/04/2010

APP/11/00079 - Single storey front extension to garage. , PERM,23/03/2011

APP/13/01174 - Fell 1No Cypress (T1)subject to TPO 1246, WD,03/12/2013

## **3 Proposal**

The proposal would involve the erection of a two storey rear extension to provide additional space for the bedrooms and bathroom. It would have the same width as the existing dwellinghouse, go off the existing ridge line and have a depth of approximately 1.5 metres. The proposed works would also involve revised fenestration and material alterations.

## **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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

## **5 Statutory and Non Statutory Consultations**

### **Arboriculturist (1)**

Approval subject to conditions

#### **Reasons for Recommendation**

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 proposed application for a two storey rear extension, which will in the officers opinion, require works to the trees listed in Group 2 on Tree Survey Schedule, although this is not indicated. The trees in this group have previously been heavily pruned and have limited amenity impact so any required pruning works necessary for the development should be undertaken in accordance with British Standard BS3998:2010 (Recommendations for Tree work).

The site is not within a conservation area but there is a tree subject to a Tree Preservation Order within the front garden of the property, although it appears this tree has been removed and the golden Irish Yew (T3) has been planted as a replacement. This tree, along with the sycamore and neighbouring cypress should not be impacted by the development provided suitable tree protection measures are agreed prior to commencement. To ensure that the tree protection measures are in alignment with the construction activities on site the officer is requested to seek a Demolition and Construction Management and Logistics Plan as a condition prior to the commencement of any works.

The removal of the Laburnum within the front garden (T4) does not appear related to the development and the officer has no objection to its removal and no replacement would be required.

The proposed works, subject to the conditions listed below would be in accordance with Policy CS16 and DM8 of the Havant Core Strategy (2011).

#### **Recommendation:**

Approval subject to the following conditions;

- a) Pruning works:

Any required tree works shall be submitted prior to commencement and 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 policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

b) 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 assessment 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.

**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.

c) Demolition and Construction Management and Logistics Plan

No development or site works shall take place on site until a 'Demolition and Construction Management and Logistics Plan' has been submitted to and approved in writing by the Local Planning Authority. The Demolition and Construction Management and Logistics Plan submitted shall include, but not be limited to, the following:

- i. details of the routing of construction vehicles to the site, hours of access, access and egress arrangements within the site and security procedures;
- ii. site preparation and construction stages of the development;
- iii. details of provisions for recycling of materials, the provision on site of a storage/delivery area for all plant, site huts, site facilities and materials
- iv. details showing how all vehicles associated with the construction works are properly washed and cleaned to prevent the passage to mud and dirt onto the adjoining highway;
- v. the methods to be used and the measures to be undertaken to control the emission of dust, noise and vibration arising from construction works;
- vi. a suitable and efficient means of suppressing dust, including the adequate containment of stored or accumulated material so as to prevent it becoming airborne at any time and giving rise to nuisance;
- vii. noise mitigation measures for all plant and processors;
- viii. details of contractors compound and car parking arrangements;
- ix. details of interim car parking management arrangements for the duration of construction;
- x. details of a community liaison contact for the duration of all works associated with the development.

**Reason:** In the interests of highway safety, noise and good air quality and to safeguard the health of existing tree(s) which represent an important amenity feature in accordance with policies CS16 and DM8 of the Havant Core Strategy (2011) and the National Planning Policy Framework.

**Arboriculturist (2)**

Approval, subject to condition

**Reasons for Recommendation**

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 proposed application for a two storey rear extension, which will require pruning works to trees on site and any required pruning works necessary for the development should be undertaken in accordance with the details submitted in the (Arboricultural Method Statement - 1316.bjh.Oct23).

The works would require the removal of a group of trees (identified as Group 2) in the supporting information (Arboricultural Method Statement - 1316.bjh.Oct23) that have a limited amenity value and their removal would raise no objection. Ground protection measures are outlined in the Arboricultural Method Statement (1316.bjh.Oct23) to protect the neighbours leyland cypress trees that are listed as Group one in the supporting information and these measures are considered satisfactory and in accordance with British Standard BS5837: 2012 (Trees in relation to design, demolition and construction - Recommendations).

The site is not within a conservation area but there is a tree subject to a Tree Preservation Order within the front garden of the property, although it appears this tree has been removed and the golden Irish Yew (T3) has been planted as a replacement. This tree, along with the sycamore and neighbouring cypress should not be impacted by the development provided suitable tree protection measures are agreed prior to commencement.

The removal of the Laburnum within the front garden (T4) does not appear related to the development and the officer has no objection to its removal and no replacement would be required.

The proposed works, subject to the conditions listed below would be in accordance with Policy CS16 and DM8 of the Havant Core Strategy (2011).

Recommendation:

Approval subject to the following conditions;

a) Pruning works:

Any required tree works shall be pruned in accordance with the with the Arboricultural Method Statement (1316.bjh.Oct23) provided by Bernie Haverson Arboricultural Consultant and 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.

b) Tree protection measures:

The development hereby permitted shall only be carried out in accordance with the British Standard BS5837: 2012 (Trees in relation to design, demolition and construction - Recommendations) and Arboricultural Method Statement (1316.bjh.Oct23) provided by Bernie Haverson Arboricultural Consultant.

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

**Councillor Gillian Harris**

No Comment.

**Councillor Imogen Payter**

No Comment.

**Councillor Phil Munday - St Faiths**

No Comment.

**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: 6

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 would involve changing parts of the existing house with Marley Eternit Cladding (grey). The proposed rear extension would have brickwork to match the existing property. The existing and proposed roof tiles would be replaced with slate roof tiles. These alterations are considered to be of modern contemporary design, deemed appropriate within the context of the area.

7.4 The proposed two storey extension would not be visible from the street scene. Due to the modest size of the proposed rear extension it is considered to appear subservient to the host dwelling with appropriate retained amenity space. Therefore, the proposed works are considered to be inkeeping with the character of the area.

- 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 On the east side facing No.2 Woodbury Avenue the proposed rear extension would have a separation distance of approximately 3 metres from the shared boundary and only extend out approximately 1.5 metres from the existing rear wall. As such it is not considered to have an adverse impact on the neighbouring occupiers at No.2 in terms of appearing overbearing or resulting in the harmful loss of light. Furthermore, there would be bi-folding doors on this side serving the dining room. Due to the existing screening of 1.8 metre high fencing along the shared boundary it is not considered to cause harmful overlooking.
- 7.7 On the west side facing No.9 Langstone Road the proposed rear extension would go along the shared boundary. Due to its modest depth and the existing screening along this side it is not considered to have an adverse impact upon the neighbouring occupiers at No.9.
- 7.8 To the rear there would be doors inserted on the ground floor of the proposed rear extension facing out onto the rear garden. These views would be screened by the existing boundary treatments on all side thus not considered to cause harmful overlooking to any neighbouring properties. At first floor level there would be windows and a Juliet balcony. These views are considered to create similar views to that already established on site and would partly be blocked by the existing detached garage at No.11 Langstone Road, thus not considered to cause harmful overlooking.
- 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 The Council's Arboriculturist was consulted on the application raising no objection subject to conditions. The condition relating to the Pruning works is not considered to meet the test for conditions. If permission is forthcoming a condition for the proposed works to be in accordance with the Arboricultural Method Statement shall be recommended.

## **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, would have a limited and acceptable impact on the neighbouring properties and acceptable on the surrounding trees. On this basis it is recommended for approval.
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## 9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00580 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:

Location and Proposed Block Plan - PL.689.23.01C  
Existing and Proposed Floor Plans - PL.689.23.02 C  
Proposed Elevations - PL.689.23.04 A  
Arboricultural Method Statement  
Tree Constraints Plan  
Tree Protection Plan

**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.

- 4 The development hereby permitted shall only be carried out in accordance with the British Standard BS5837: 2012 (Trees in relation to design, demolition and construction - Recommendations) and Arboricultural Method Statement (1316.bjh.Oct23) provided by Bernie Haverson Arboricultural Consultant.

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