

DELEGATED OFFICER REPORT

Site Address: 108A Lovedean Lane, Waterloooville, PO8 9SN
Proposal: Variation of Condition 2 and 6 of Planning Permission APP/24/00381 relating to revision to the approved tree survey.
Application Type: Variation/Relief of Condition
Application No: APP/24/00859 Expiry Date: 13/12/2024
Applicant: Mr Bone
Agent: Mr Kirk Case Officer: Lesley Wells
 Manorwood
Ward: Hart Plain

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 This application relates to a chalet-bungalow located to the eastern side of Lovedean Lane opposite its junction with James Copse Road. The dwelling is situated to the rear of no.108 Lovedean Lane, a similar chalet-bungalow, and is accessed via a driveway running along the southern flank elevation of no.108. Both properties (108 & 108A) were constructed following the grant of planning permission in August 2013 (APP/13/00657) for the construction of two dwellings following the demolition of the original property known as 108 Lovedean Lane.
- 1.2 The application site contains the main dwelling with a large parking area and driveway which rises up from Lovedean Lane. A large detached double garage with an asymmetric pitched roof is set forward of the dwelling and sited against the north and west boundaries. Passageways lead along both flank elevations providing access to an enclosed rear garden. There are a number of mature trees located along the boundaries of the rear garden although these are sited within neighbouring curtilages.
- 1.3 The surrounding area is residential in character comprising a mix of detached and semi-detached properties with long rear gardens. The adjoining residential plot to the north has also been subdivided and comprises a similar detached bungalow aligned with the application dwelling (no.112 Lovedean Lane) and an original property located towards the Lovedean Lane frontage known as no.110 Lovedean Lane.

2 Planning History

APP/15/00414 - Removal of Condition 13 of Planning Permission APP/13/00657, PERM,11/06/2015
APP/20/00145 - Erection of 2 bay oak framed garage. (Retrospective)., PERM,23/04/2020
APP/22/00330 - Single storey rear extension, alterations to the rear roof line and insertion of obscured side facing dormer, single storey front extension in place of part of the existing garage to provide a self-contained annex to remain ancillary to the dwelling., PERM,24/06/2022
APP/23/00716 - Fell 1No Ash tree. Subject to TPO 1498., PERM,16/11/2023
APP/24/00381 - Single storey rear extension. Alterations to the rear roof line and insertion of obscured side facing dormer. Additional detached self-contained annex.(15.08.24) Request to discharge condition 4 (25.09.24)., PERM,15/08/2024
APP/24/00799 - foul and surface water details, bUNK,14/10/2024

3 **Proposal**

Variation of Condition 2 and 6 of Planning Permission APP/24/00381 relating to revision to the approved tree survey.

Condition 2 relates to approved plans and documents.

Condition 6 states:

The development shall be carried out in accordance with the Arboricultural Report uploaded 14.08.2024.

Reason: *To ensure that the construction process for the development will minimise any adverse impact on trees and therefore maintain the character of the area, having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.*

As to APP/24/00381 - Condition 4 has been discharged which related to foul & surface water disposal. A condition requiring compliance with this condition is recommended.

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)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

Arboriculturalist, Tree Team - No Objection

I have read the Arb report from Jonathan Rodwell – Beechdown Arboriculture, which appears to be well set out and pragmatic in nature and proposed application.

The reasoning for the variation to strip foundations is reasonable and will if undertaken as per the AMS have minimal impact to the off-site trees in terms of their health and potential life span.

If permission is granted for this project, then a condition stating that the submitted report **Beechdown ref: B/0532/24** must be followed in its entirety is required.

I raise no Arb objection to this consultation.

Officer Comment: *If permission is granted the above condition is recommended.*

Councillor Ann Briggs - No Comment

Councillor E Shimbart - Hart Plain - No Comment

Councillor James Blades - No Comment

Developer Services, Southern Water - No Comment

Thank you for your correspondence dated the 7 th of November 2024, please see our comments below regarding the above application.

From reviewing the submitted application, Southern Water has no objections to discharge condition 2 & 4 regarding (Tree Survey).

Officer Comment: *the application is concerned with the variation of conditions 2 and 6 imposed on permission APP/24/00381, not their discharge.*

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None.	

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
- (v) Parking & Access
- (vi) Biodiversity Net Gain (BNG)

(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. The principle of the development has already been accepted by the grant of planning permission under reference APP/24/00381, which relates to: *'Single storey rear extension. Alterations to the rear roof line and insertion of obscured side facing dormer. Additional detached self-contained annex.'*

(ii) Appropriateness of design and impact on the character of the area

- 7.3 The design and its impact on the character of the area was found to be acceptable under permission APP/24/00381, and this variation would not affect that consideration.

(iii) Effect on neighbouring properties

- 7.4 The impact on neighbouring properties was considered to be acceptable under permission APP/24/00381, and this variation would not affect that consideration.

7.5 Impact on trees

The application is accompanied by an Arboricultural Report on which the Arboricultural Officer was consulted, who has raised no objection, with a recommendation that a condition is imposed, if permission is granted, that the development accords with the Arboricultural Report. Such a condition is recommended.

7.6 Parking & Access

- 7.7 The impact as to parking and access was considered to be acceptable under permission APP/24/00381, and this variation would not affect that consideration.

(iv) Biodiversity Net Gain (BNG)

- 7.8 The proposal is a householder application and is exempt from the requirements relating to Biodiversity Net Gain.

8 Conclusion

- 8.1 The current proposal seeks to amend conditions 2 & 6 applied to the original planning permission reference APP/24/00381 under a S73 application. The amendments are considered to be acceptable in planning terms and conditional planning permission is recommended.
- 8.2 Relevant conditions are required to be carried forward from the original permission. As to the time limit for the commencement of development, this is 3 years from the grant of the previous permission ie 15 August 2024.
-

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00859 subject to the following conditions

- 1 The development must be begun not later than 15 August 2027.

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:

Plans

Proposed New Outbuilding Foundations Plans & Sections - Drawing No. 647324/01

Amended Existing Location And Block Plan - Drawing No. 220209 R4 000 from APP/24/00381

Amended Existing Location And Block Plan With Parking - Drawing No. 220209 R4 001 from APP/24/00381

Amended Existing, Approved, Proposed Ground Floor Plan - Drawing No. 220209 R4 100 from APP/24/00381

Amended Existing, Approved Proposed First Floor Plan - Drawing No. 220209 R4 101 from APP/24/00381

Amended Existing, Approved, Proposed Roof Plan - Drawing No. 220209 R4 102 from APP/24/00381

Amended Existing, Approved, Proposed East Elevation - Drawing No. 220209 R4 103 from APP/24/00381

Amended Existing, Approved, Proposed South Elevation - Drawing No. 220209 R4 104 from APP/24/00381

Amended Existing, Approved, Proposed North Elevation - Drawing No. 220209 R4 105 from APP/24/00381

Amended Proposed Annexe - Drawing No. 220209 R4 200 from APP/24/00381

Amended Materials Schedule - Drawing No. 220209 R4 300 from APP/24/00381

Location and Block plan - Drawing No. 2409LO R0 000

Document

Arboricultural Report by Jonathan Rodwell, dated October 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 annexe hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of the existing dwelling and shall not be used as a separate independent unit of accommodation, or let or rented out separately. In addition the outdoor amenity space shall not be subdivided.

Reason: The unit of accommodation is not in a satisfactory position and has insufficient outdoor amenity space and access to be occupied separately from the main dwelling having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 The development shall be carried out in accordance with the Arboricultural Report by Jonathan Rodwell, dated October 2024, Beechdown ref: B/0532/24.

Reason: To ensure that the construction process for the development will minimise any adverse impact on trees and therefore maintain the character of the area, having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 The development hereby approved shall be carried out only in accordance with the foul sewerage and surface water disposal detail shown on a plan Location and Block plan - Drawing No. 2409LO R0 000 and approved under condition 4 of planning permission APP/24/00381.

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.