
Site Address: 70 Ferndale, Waterlooville, PO7 7PB
Proposal: Proposed Single Storey rear extension following demolition of front porch and side lean too extension. Pitched roof to existing front dormer and pitched roof to existing rear extension.
Application Type: Full Planning Permission
Application No: APP/23/00587
Applicant: Mr Darke
Agent: Mr Ribbans
Ward: Waterloo
Expiry Date: 10/11/2023
Case Officer: Joseph Toole
Projekt 92

Recommendation: **GRANT PERMISSION**

1 Site Description

70 Ferndale, Waterlooville, is a two storey a detached property located to the east side of Ferndale. The property comprises of brickwork and concrete roof tiles. Vehicular access is from Ferndale with parking to the front.

The property is located within a residential area with some surrounding properties of similar design and others differing.

2 Planning History

No relevant planning history.

3 Proposal

The proposed works would involve the erection of a single storey rear extension to be used as a kitchen. There would also be a pitched roof to the existing flat roof front dormer and a pitched roof to the existing two storey rear extension. The proposal would also involve the demolition of the front porch and the side lean too 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

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

No Objection, 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 application is for a single storey rear extension with further subsequent demotion works and alterations within the existing footprint of the property. The site is within a residential area with mature trees to the rear of the property that are visible from Ferndale and the footpath that runs along the rear boundary. There are also several mature trees to the front of the property that combine with other mature street trees to create a verdant character for the area.

None of the trees within the site boundary or adjacent to it are subject to a Tree Preservation Order or within a Conservation Area. The removal of the cherry (T12) and pear (T1) as listed in the Arboricultural Method Statement (JFA0322 - September 2023) is acceptable and would not have a detrimental impact on character and appearance of the area.

The applicant has submitted a Arboricultural Method Statement (JFA0322 - September 2023) that considers the trees with the development proposal. This document identifies the importance of tree protection measures, such as retaining the foundation of the garage to be demolished to provide ground protection measure to the adjacent oak (T2) and tree protective fencing at the front and the rear.

Based on the information submitted, if the officer was minded to grant permission the potential impact of the surrounding trees should be secured by way of condition, and 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 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 BS5837:2012 and the Arboricultural Method Statement (JFA0322 - September 2023) provided by James Fuller Arboriculture.

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 Gwen Robinson

No Comment.

Councillor Mike Seal

No Comment.

Councillor Peter Wade

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: 17

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 proposed works would have brickwork and concrete roof tiles to match the existing property. Furthermore, there would be k-render to the front elevation. These alterations are considered to be appropriate with the context of the main dwellinghouse and the character of the area. It is worth noting a number of properties within the immediate street scene have rendered finishes.

7.4 The proposed works are considered to be of appropriate size, in keeping with the character of the area. It is worth noting most of the proposed works would not be immediately visible from the street scene.

- 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 north side facing No.72 Ferndale the proposed rear extension would be blocked by the existing two storey rear extension. As mentioned the two storey rear extension's flat roof would be replaced with a pitched roof. As the proposed roof would be pitched away from the shared boundary and due to its position being partly blocked by the neighbour's garage it is not considered to have an adverse impact on the amenity of No.72.
- 7.7 On the south side facing No.68 Ferndale the proposed rear extension would extend out along the shared boundary. Although the level drops to the rear, following the removal of the existing lean too and the separation distance from the shared boundary being approximately 2 metres, the proposed rear extension is not considered to appear overbearing to the neighbouring occupiers at No.68. Furthermore, 45 degree splays have been providing showing the proposed rear extension would not cause a harmful loss of light onto the neighbouring property. As such the proposed works are considered to have acceptable impact upon No.68.
- 7.8 To the rear there would be doors within the proposed rear extension facing out onto the rear garden. Due to the existing screening and boundary treatment it is not considered to have an adverse impact on any of the surrounding properties.
- 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 commented on the application due to the number of mature trees on and around the application site. They raised no objection subject to conditions. The pruning works condition is not considered to meet the tests for conditions and as such has been recommended as an informative. The condition requested for the proposed works to be in accordance AIA has been 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 and would have a limited and acceptable impact on the neighbouring properties. 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/23/00587 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 Plan
Proposed Site Plan - JRD23-021-1001
Proposed Floor Plans - JRD23-021-003
Proposed Elevations - JRD23-021-004
Arboricultural Method Statement

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 BS5837:2012 and the Arboricultural Method Statement (JFA0322 - September 2023) provided by James Fuller Arboriculture.

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.