

Site Address:	2 Alexandra Avenue, Hayling Island, PO11 9AL		
Proposal:	Single and two storey rear extension, revised porch, internal remodelling, demolition of existing single garage and construction of new double garage.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00680	Expiry Date:	24/10/2023
Applicant:	Mr Sayers		
Agent:	Mr Murray	Case Officer:	Joseph Toole
	I J Murray Associates Ltd		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site comprises a detached property located on the west side of Alexandra Avenue and the south side of Hollow Lane as the property is sited on a corner plot location. This property has a barn hipped roof with pitched roof dormers within the roof slope and elevations of brickwork and cladding construction. The property is surrounded by garden on all sides.

2 Planning History

98/62754/001 - Outline application for the construction of a detached two bedroom bungalow with new access onto Alexandra Avenue, REF.03/04/1998

97/62754/000 - Outline application for the construction of a detached two bedroom bungalow and garage with new access onto Alexandra Avenue, REF,24/11/1997

APP/23/00555 - T1 Mulberry- fell. Large split on main stem being propped up with some timber. High risk of falling. Subject to TPO1680., WD,04/08/2023

APP/23/00589 - T5 Sycamore (T1 on plan) - Reduce crown height by 4 m leaving crown height of 11 metres and crown spread of 3 metres to east and west sectors, leaving width of 6 m.

T4 Sycamore (T2 on plan) - Reduce crown height by 4 m leaving crown height of 10 metres and spread by 2 metres on east sector, leaving width of 4 m.

Both trees subject to TPO 1680., DEL, **Current Applicaiton**

3 Proposal

Single and two storey rear extension, revised porch, internal remodelling, demolition of existing single garage and construction of new double garage.

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
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**

Arboriculturist

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 has reflected initial concerns raised in relation to two sycamore trees (T3 and T4) on the eastern boundary of the property and subject to Tree Preservation Order 1680. Working collaboratively with the agent the Arboricultural Impact Assessment/Statement for proposals at 2 Alexandra Avenue, Hayling Island, prepared by Gifford Tree Service (17.10.2023) and the Tree Protection Plan Overlay (Proposed version 7) prepared by IJ Murray Associates Ltd outlines suitable tree protection measures in accordance with the British Standard BS5837: 2012 (Trees in relation to design, demolition and construction - Recommendations). The collaborative working with the agent is commended.

There is a pending application for tree works on site that has yet to be determined (APP/23/00589), but there is no indication that there any works required to the TPO trees on site to implement the planning permission in full based on the information presented (Arboricultural Impact Assessment/Statement for proposals at 2 Alexandra Avenue, Hayling Island, prepared by Gifford Tree Service, 17.10.2023). Therefore, no works should be undertaken to the trees on site subject to a Tree Preservation Order as part of this application without prior notification to the location authority.

If the officer is minded to grant planning permission for the application, tree protection measures should be secured by condition and 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 to trees not subject to a Tree Preservation Order shall be pruned in accordance with the 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 the British Standard BS5837: 2012 (Trees in relation to design, demolition and construction - Recommendations) and the Arboricultural Impact Assessment/Statement for proposals at 2 Alexandra Avenue, Hayling Island, prepared by Gifford Tree Service (17.10.2023) and the Tree Protection Plan Overlay (Proposed version 7) prepared by IJ Murray Associates Ltd.

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 Brenda Linger - Hayling West

No comment received

Councillor Julie Richardson

No comment received

Councillor Paul Gray

No comment received

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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) Trees
- (v) Parking

(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 This proposal comprises a single and two storey rear extension, revised porch, internal remodelling, demolition of existing single garage and construction of new double garage. The proposed works would have brickwork and roof tiles to match the existing property. This is considered to be in keeping with the context of the main dwellinghouse and the character of the area.

7.4 The proposed double garage is considered to be partly screened by the existing trees thus not considered to have an adverse impact upon the street scene. In terms of the proposed works to the main dwellinghouse it is considered to be subservient to the main dwellinghouse and retaining amenity space therefore deemed acceptable.

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 To the south of the application site is no 6 Alexandra Avenue .There is currently approximately 30 metres separation distance between the two properties. There would be a new window serving the first floor bedroom facing in this direction however there would be a significant separation distance between these properties. The proposal is not considered to result in harmful impact to the amenity of this property.

7.7 To the west of the application site is no 40 Hollow Lane. These properties are located close to one another with less than 10 metres between them. The proposed extensions would mainly be located on this west side. The extensions would predominantly be single storey and impact is considered to be minimal although there would be a two storey extension located on this side. The existing first floor side elevation window would be removed, reducing any existing overlooking towards the east. Although the close proximity is noted, the extensions are not judged to result in unacceptable overbearing or overshadowing impact to no 40 Hollow Lane.

It is noted that ground and first floor windows in No.40 face the application site and that there is likely to be less screening between the properties as a result of the proposed development, however the proposed two storey element is narrow and therefore has limited mass and bulk reducing the impact on the neighbouring property to a level considered to be acceptable. The proposed garage is single storey with a shallow pitched roof and is considered to have an acceptable impact on No.40 Hollow Lane.

- 7.8 Consequently, it is considered that the proposal will not appear overbearing or lead to an unacceptable 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) Trees

- 7.9 There are 5 TPO'd trees within the site. These are sited to the south east and south of the property and include four sycamore trees and a Mulberry tree. Initially the applicant has requested that the two closest sycamore trees be removed from the site due to possible subsidence however this was not considered to be acceptable by the Council's Arboricultural Officer. The tree plans have since been amended with these trees proposed to be kept in place. The applicant has been advised that if the trees are causing an issue, then a separate TPO removal application be submitted and there is a current application to reduce two of the trees. The Council's Arboriculturist commented on the revised plans raising no objection subject to conditions. The condition relating to the Pruning works is not considered to meet the test for conditions but has been included as an informative. If permission is forthcoming a condition for the proposed works to be in accordance with the Arboricultural Impact Assessment/Statement and Tree Protection Plan shall be recommended.

(v) Parking

- 7.10 The proposal would result in 4 bedrooms which is an increase in 1 bedroom from existing. There is considered to be substantial space available for 3 parking spaces on site which would meet the required parking allocation.

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/23/00680 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:

Existing Location, Site and Roof Plans - A101
Proposed Location, Site and Roof Plans - A111 V7
Proposed Floor Plans - A112.1 V7
Proposed Elevations - A113 V7
Proposed Site Sections - A114 V7
Proposed Garage Plans - A117 V7
Tree Protection Plan V7 (Tree Protection Plan Overlay) (To be read in conjunction with Tree Report 17/10/2023)
Arboricultural Impact Assessment/Statement for Proposals at 2 Alexandra Avenue, Hayling Island Gifford Tree Service dated 17.10.23

Also considered in the determination of this application:

Proposed Site Views 3D - A115 V7
Proposed Site Overviews 3D - A116 V7

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 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 the Arboricultural Impact Assessment/Statement for proposals at 2 Alexandra Avenue, Hayling Island, prepared by Gifford Tree Service (17.10.2023) and the Tree Protection Plan Overlay (Proposed version 7) prepared by IJ Murray Associates Ltd.

Reason: To ensure the continuity of amenity value afforded by the trees in question and in accordance with policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.