
Site Address: 17 Billett Avenue, Waterlooville, PO7 7SZ
Proposal: Single garage two storey extension to side. Additional second floor added to existing single storey utility room. Conversion of cavity under house to wine cellar and cinema room. Additional skylights added and reconfiguration internally.
Application Type: Full Planning Permission
Application No: APP/23/00867 Expiry Date: 22/01/2024
Applicant: Mr Schneider
Agent: Case Officer: Tina Pickup
Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site relates to a substantial two storey detached dwelling located at the eastern end of Billett Avenue which at this point is a private cul-de-sac. It is constructed of red brick beneath a brown concrete tiled roof. There is a one and half storey integral double garage with dormers above at the northern end of the dwelling, with hard surfacing for the parking of cars both in front and to the north of the dwelling. There is a swimming pool to the south of the dwelling.
- 1.2 The land slopes steeply such that the front of the main dwelling appears as two storey but to the rear it appears as three storey - the internal ground floor level is built up significantly above natural ground level at the rear. This void under the ground floor has an open archway from the rear garden with access underneath - which is currently boarded up and used for storage.
- 1.3 The rear garden has the hermitage stream culverted running beneath it, and as such the site is within flood zones 2 and 3 and within the estuary buffer. There are also several mature trees on the site - those on the eastern boundary are protected by a Group TPO and there is a TPO'd yew tree on the northern boundary, within the hard surfaced area for the parking of cars. The block paved drive area is currently curved in a semi-circle around the base of the TPO'd yew tree, but otherwise extends to the site's northern boundaries.
- 1.4 The area is characterised by other substantial dwellings and to the immediate north 4 new dwellings are under construction - APP/18/00109 refers.

2 Planning History

98/63233/000 - Extension to existing paved drive/parking area, REF,21/05/1998
98/63233/001 - Extension to existing drive/parking area (revised application),
PERM,05/08/1998
05/63233/002 - Culverting of existing stream., PERM,29/03/2006
07/63233/003 - Crown reduction of 30% a Common Oak tree (T3); reduction of lateral limbs of a Common Yew tree (T4) extending over garden by 4.5m; both subject to TPO 1209., PERM,08/11/2007

97/53509/011 - Erection of one dwelling utilising existing private drive access to Billett Avenue together with landscape proposals for the whole site including the stream corridor and the extension of the garden of 14 Bramley Close (revised application), PERM,17/07/1997

APP/14/00744 - Retention of raised platform to form decking and steps., PERM,20/11/2014

APP/15/00386 - Reduce 1No. Multistem Maple by 4m in height and south and east sectors by 4m; reduce 3No. Yew by 1.8m in height and south and east sectors by 1.8m; reduce 1No. Maple by 3m in height and south and east sectors by 3.8m. Remove any dead, crossing or epicormic branches. All within A1 of TPO 1201., PERM,27/05/2015

APP/17/00546 - Two storey side and rear extension. Single storey extension over existing ground floor conservatory (approved 17.07.17). Request to discharge condition 3 and 4 (24.05.18)., PERM,17/07/2017

APP/19/00936 - Increase of existing driveway and renewal of existing driveway surface. (Retrospective)., PERM,08/06/2020

APP/22/00993 - Alternative design for Plot 1 The Grove to that approved under APP/18/00109., WD,01/06/2023

APP/23/00091 - Reduce height of 1No. Ash tree (T1) by 5m back to previous pollard points leaving height of 10m, reduce canopy height of 1No. Oak tree (T2) by 2.5m, 3m on south sector and 3m on east and west sectors, leaving height of 12.5m and width of 8m. Both trees within Area A1, subject to TPO 1207., PERM,30/03/2023

APP/23/00169 - Crown reduce 2No. Maple trees by 2m leaving crown height of 13m and lateral branches at 3m. Crown reduce 3No. Yew trees by 1m leaving crown height of 12m and lateral branches at 2m. All trees within Area A1 subject to TPO 1201., PERM,24/04/2023

APP/23/00570 - T1 - Yew reduce lateral branches by 1m to leave 2m. Work to remove dead and broken branches and tighten structure of the tree. Subject to TPO1609, PERM,22/08/2023

3 Proposal

- 3.1 Single garage two storey extension to side. Additional second floor added to existing single storey utility room. Conversion of cavity under house to wine cellar and cinema room. Additional skylights added and reconfiguration internally.
- 3.2 The proposal involves:
- a 2.9m wide addition to the existing garage which would repeat the design and layout of the existing garage i.e. eaves and ridge line would align and a front dormer would match the adjacent existing ones;
 - the first floor space above the garage would only be accessible from the garage below and used for storage - it would not link internally to the first floor of the dwelling;
 - a small flat roofed first floor infill at the rear, above the existing ground floor flat roofed utility room, to provide an enlarged walk-in-wardrobe; this would result in the loss of one of 3 windows serving bedroom 2 and a bathroom window;
 - internal conversion of the existing void beneath the kitchen and utility to form habitable space - with no windows or openings so the existing opening would be infilled;
 - enlarged and re-sited roof lights in the side (north) elevation, over the hall and as an alternative light source to the bathroom affected by the first floor 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

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
DM12	(Mitigating the Impacts of Travel)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

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

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

Arboriculturalist

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 two storey side extension to the northern aspect of the property which would require the foundations being constructed within the Root Protection Area (RPA) of an adjacent yew tree (T1) subject to a Tree Preservation Order (TPO) 1609. The site has several other mature trees within its grounds and adjoining the site, some of which are subject to Tree Preservation Orders (TPO 1209, TPO1201 and TPO 1753).

The application includes an Arboricultural Impact Appraisal and Preliminary Arboricultural Method Statement (Reference Q0368\BilletAvenue\AIA+(P)AMS\V1-2023). This document outlines the potential impact of the development to the yew tree (T1) and the protective measures that would be installed prior to development, during construction and post construction in accordance with British Standard BS5837: 2012 (Trees in relation to design, demolition and construction -Recommendations).

The yew tree is currently on the northern boundary of the property and an existing herring bone brick driveway acts as ground protection to the tree. The intention is to retain the existing driveway during the construction works to protect the roots of the tree and suitable tree protective fencing will be installed around the stem of the tree. The majority of the garden area, subject to the other TPOs, will be a Construction Exclusion Zone, which will reduce the impact of the development on the surrounding vegetation.

The development will result in a minor incursion into the RPA of the yew tree (estimated 6%), which is considered acceptable alongside the details in the Arboricultural Impact Appraisal and Preliminary Arboricultural Method Statement (Reference Q0368\BilletAvenue\AIA+(P)AMS\V1-2023) to limit the impact on the tree, such as hand digging and incorporation of an impermeable membrane to prevent alkaline leachate that can harm the roots of trees via the concrete curing process.

There are no planned works to the trees on site to implement the planning permission in full. The local authority would need to be notified if any works were required to protected trees, but recent approval has been granted to prune the yew tree (T1 of TPO 1609 – reference APP/23/00570).

If the officer were minded to grant permission for the application, the tree protection measures should be secured by condition to be in accordance with Policy CS16 and DM8 of the Havant Core Strategy (2011).

Recommended Conditions:

Approval subject to the following condition;

a) Tree protection measures

Southern Water

Plan provided showing approximate location of sewer (to west of property); exact position should be determined before layout finalised;
the 300mm diameter sewer requires 3m clearance to protect it from construction works and future maintenance;

no development or tree planting within 3m

no soakaways, swales, ponds, watercourses etc within 5m;

all existing infrastructure to be protected during construction.

Formal application required for any new connection;

Where surface water being discharged to network should follow Building Regs H3 and encourage reuse.

If any other sewer found during construction should be investigated

Officer Note

proposed garage extension over 7m away from sewer line so all constraints naturally met

Environment Agency

We have no objection to the proposal as submitted.

Advice to Applicant

Environmental permit

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- In the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission

For further guidance please visit

<https://www.gov.uk/guidance/flood-risk-activitiesenvironmental-permits>

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Flood resistance and resilience

We strongly recommend the use of flood resistance and resilience measures. Physical barriers, raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage.

To find out which measures will be effective for this development, please contact your building control department. If you'd like to find out more about reducing flood damage, visit the Flood Risk and Coastal Change pages of the planning practice guidance. Further guidance on flood resistance and resilience measures can also be found at websites provided (see full response for details)

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: 11

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None 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) Parking
- (v) Impact on trees
- (vi) Flood risk

- (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 engineering operation to form the habitable accommodation from the existing void beneath the dwelling would have negligible impact on the external appearance of the dwelling; and the rear first floor extension would not be visible from any public area. Whilst flat roofed two storey additions are not generally considered good design solutions, in this case the addition is very modest given the scale of the host dwelling and would be recessed into a corner of the dwelling and seen against the pitched roof of the main house. As such the flat roofed addition is not considered to be overly harmful to the appearance of the dwelling or character of the area. The enlarged roof lights would also have little impact on the design of the dwelling.
- 7.4 The front garage extension has been designed to match the existing and would be appropriately subservient to the visual appearance of both the main dwelling and character of area. There would remain sufficient separation to the northern boundary for the spacious setting of the site to be respected.
- 7.5 Overall the design and appearance of the proposal is deemed appropriate in context to the main building and character of the area, 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 Due to the separation distances and mature boundary screening there would be no impact from the garage enlargement or rear first floor addition on any neighbouring property.
- 7.7 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) Parking

- 7.8 After the development of the side garage extension, the site would still have 4 parking spaces available at the front which are adequate to meet the Parking Standards SPD. As such the proposed additional garage is not needed to meet parking demand at the site. The fact that the area above would only be accessible from within the garage and used for storage is acceptable provided its use remains for the occupiers of the dwelling for ancillary purposes only.

(v) Impact on trees

- 7.9 The garage extension would extend slightly into the root protection area of the TPO'd yew tree to the north. An Arboricultural Impact Assessment and Preliminary Method Statement has been submitted which indicates the incursion would be just 6%. The Council's Arboricultural officer has reviewed the submitted AIA & MS and protective measures proposed to protect the TPO'd trees and raises no objection to the proposal with a condition securing the protective measures. It is further noted that the proposal includes lifting a small section of the existing herringbone brick driveway to the east of the tree to form a flower bed to the edge of the driveway which would increase the open soil and permeability within the RPA to the benefit of the health of the tree.
- 7.10 With the suggested tree protection condition it is considered the proposal would adequately protect the trees on site in accordance with policies CS11 and DM8 of the Havant Borough Core Strategy.

(vi) Flood Risk

- 7.11 The culverted hermitage stream runs beneath the rear garden and as such part of the site lies within flood zones 2 and 3 and within the estuary buffer. Accordingly a FRA has been submitted by PSI Engineering which indicates that because the basement conversion and first floor addition are within the buildings existing footprint there would be no additional effect on surface water flows from these additions. The garage extension does increase the buildings footprint but would be on already hard surfaced driveway making no difference to the surface water risk and existing and proposed grate drains would maintain surface water flows. The report notes the basement conversion would be a fully waterproof structure providing significant free boarding and there would be no risk to the structure or persons using the basement, even at extreme events.
- 7.12 The Environment Agency have been consulted on the application and raise no objection, although note that an Environmental Permit will likely be required and they recommend flood resistance and resilience measures are incorporated. Informative's can be added with these advisories. Otherwise the details submitted in the application and FRA are considered appropriate and would not increase flood risk at the site, in accordance with policy CS15.

8 Conclusion

- 8.1 Overall the proposed first floor extension, engineering operation to form the habitable basement, and garage extension are considered acceptable in principle, and would be appropriate in terms of design and its impact on the character of the area, adjacent trees and flood risk issues, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.
-

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00867 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:

Design Statement R2 by PSI Engineering revised 11/11/2023
Flood Risk Assessment by PSI Engineering dated 14th November 2023
Arboricultural Impact Appraisal & Preliminary Arboricultural Method statement by Fallen&Found Arboriculture Ltd
1:1250 Location Plan
Site Plan General - Drawing Number DT-2001-007
Block Plan - Drawing Number DT-2001-008
Parking Plan - Drawing Number DT-2001-006
Proposed Floor Plans - Drawing Number DT-2001-004 Rev 2
Basement Level Plans - Drawing Number DT-2001-009
Proposed Elevations - Drawing Number DT-2001-003

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 Arboricultural Impact Appraisal and Preliminary Arboricultural Method Statement (Reference Q0368\BilletAvenue\AIA+(P)AMS\V1-2023) and British Standard BS5837: 2012 (Trees in relation to design, demolition and construction - Recommendations).

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.