
Site Address:	27 Leigh Road, Havant, PO9 2ET		
Proposal:	Single storey front, side and rear extensions, garage and reforming driveway.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00294	Expiry Date:	15/06/2023
Applicant:	Mr & Mrs Grant		
Agent:	Mr Fitton	Case Officer:	Joseph Toole
	Archibuild		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

27 Leigh Road, Havant, is a detached bungalow located to the west side of Leigh Road. The bungalow comprises of brickwork and concrete roof tiles. Vehicular access is from Leigh Road with parking to the front and side.

The bungalow is located within a residential area with surrounding properties of different size and design.

There is a TPO group to the front of the application site going along Leigh Road.

2 Planning History

APP/22/00274 - Single storey front, side and rear extensions, reforming driveway., PERM,06/07/2022

3 Proposal

The proposal is for removal of front extension and detached garage with the erection of a single storey front extension to be used as lobby and extended bedroom, a proposed rear extension to be used as bedroom and living room and a new garage with a bedroom within the rear garden. There would also be a works to the driveway.

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

Arboriculturist

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 authority previously approved the application (APP/22/00274) which was accompanied with a Tree Survey and Arboricultural Impact Assessment, Arboricultural Method Statement & Tree Protection Plan (February 2022). The previous application (APP/22/00274) approved the removal of T2 from the front of the property and the applicant offered to plant two replacement trees in a similar location to the front of the property to protect and enhance the amenity value of trees to the area. The principle for the removal of this tree has therefore been permitted and this application accepts the previous decision but requires the two replacement trees to be secured by a condition.

The current application has amended the design of the front driveway and the Tree Survey and Arboricultural Impact Assessment, Arboricultural Method Statement & Tree Protection Plan (February 2022) will need to be updated to reflect the changes. If the officer was minded to grant permission the potential impact of the surrounding trees should be secured by way of condition to ensure they are protected 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:

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 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) Tree Protection: Levels:

No development shall take place until details of the levels of the building(s), road(s) and footpath(s) in relation to the adjoining land and highway(s) and any other changes proposed in the levels of the site have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the details as approved under this condition and retained as such thereafter.

Reason: To safeguard the continued health and presence of such existing trees 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.

d) Tree Protection: Contractor parking/store:

No development shall take place until plans and particulars specifying the following matters have been submitted to and approved in writing by the Local Planning Authority:

- (i) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development;
- (ii) The provision to be made within the site for a material storage compound during site clearance and construction of the development.

Thereafter, throughout such site clearance and implementation of the development, the approved parking provision and storage compound shall be kept available and used only as such.

Reason: To safeguard the continued health and presence of such existing trees 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.

e) Tree Protection - Services:

No development shall take place until details of the location, extent and depth of all excavations for services (including but not limited to electricity, gas, water, drainage and telecommunications) in relation to trees on and adjacent to the site have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with details approved under this condition.

Reason: 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.

f) Two replacement hawthorn trees are required to be planted to retain the integrity of G2 of the Tree Preservation Order. Each tree should be a minimum heavy standard with a stem girth of 12-14 cm at the time of planting. The location for replanting for each replacement tree is to be agreed in writing with the local authority, within 3 months after the tree's removal, with tree planting being undertaken in the first available planting season following removal. Each replacement tree shall be planted in accordance with BS8545:2014 'Trees: from nursery to independence in the landscape Recommendations', BS:3936:1992 Part 1 of Part 4: 'Nursery Stock- Specification for trees and shrubs' and BS5837:2012 'Trees in relation to design, demolition and construction- Recommendations'.

Reason: To conserve and safeguard the visual amenities of the locality having due regard to policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

g) If within a period of 5 years from the date of the planting of a replacement tree, or any further tree planted in replacement, is removed, uprooted, destroyed, dies or becomes, in the opinion of the local authority, seriously damaged or defective, another tree of the same species as that originally planted, pursuant to condition 'Tree Replacement'; shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reason: To conserve and safeguard the visual amenities of the locality having due regard to policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

Councillor Imogen Payter

No Comment.

Councillor Phil Munday - St Faiths

No Comment.

Councillor T Pike - St Faith's

No Comment.

Property Services Manager

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: 1

Comment	Officer Comment
Wish for clarification that there would be a fence or wall along the boundary.	The proposed site plan has been updated showing a 1.8 metre high fence along the boundary

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 vertical black timber cladding, white render finish, artificial slate and single ply membrane. Although these works would differ from the existing they are considered to match others properties along the street scene, thus deemed appropriate.

7.4 Part of the proposed works would be visible from the street scene. Due to the demolition works to the bungalow and the modest size of the proposed works, visible from the street scene, it is not considered to have an adverse impact upon the character of the area. That said, the proposed garage would not be clearly visible from the street scene thus not considered to have an adverse impact on the character of the area. Furthermore, it would replace the existing garage, therefore deemed to be appropriate within the context of the site. As part of the proposed garage could be used as living accommodation, a condition has been recommended for the proposed garage to remain ancillary to the dwellinghouse.

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 The proposed front extension due to its position and modest size is not considered to have an adverse impact on the properties opposite.

- 7.7 On the north side facing No.29 Leigh Road, following the removal of the existing front and side extension the bungalow would be set further away from the shared boundary. There would be some revised fenestration however this is considered to create similar views to that already established on site. The existing garage would be removed and replaced with a new garage set further back within the rear garden of the application site. Due to its pitched roof design and its position it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring occupiers at No.29.
- 7.8 On the south side facing No.25 Leigh Road the proposed extensions would extend along the shared boundary. The proposed works would be screened by the existing property at No.25 Leigh Road thus it is not considered to have an adverse impact upon the neighbouring occupiers.
- 7.9 To the rear there would be various new fenestration. Due to the existing screening along all boundaries the proposed works are not considered to cause harmful overlooking, appear overbearing or result in the harmful loss of light to any of the surrounding properties.
- 7.10 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

- 7.11 The Council's Arboriculturist commented on the application raising no objection subject to conditions. If permission is forthcoming these conditions would be added to the decision.

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.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/23/00294

- 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 Block Plan - 0001
Proposed Site Plan - 0002 P01
Proposed Floor Plan - 0003
Proposed Roof Plan - 0004
Proposed Elevations (1) - 0005
Proposed Elevations (2) - 0006
Tree Survey Report

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 garage hereby permitted shall be used for purposes ancillary to the enjoyment of the dwellinghouse and shall not be used for as a separate dwellinghouse.

Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 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.

- 6 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 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.

- 7 No development shall take place until details of the levels of the building(s), road(s) and footpath(s) in relation to the adjoining land and highway(s) and any other changes proposed in the levels of the site have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the details as approved under this condition and retained as such thereafter.

Reason: To safeguard the continued health and presence of such existing trees 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.

- 8 No development shall take place until plans and particulars specifying the following matters have been submitted to and approved in writing by the Local Planning Authority:
- (i) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development;
 - (ii) The provision to be made within the site for a material storage compound during site clearance and construction of the development.

Thereafter, throughout such site clearance and implementation of the development, the approved parking provision and storage compound shall be kept available and used only as such.

Reason: To safeguard the continued health and presence of such existing trees 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.

- 9 No development shall take place until details of the location, extent and depth of all excavations for services (including but not limited to electricity, gas, water, drainage and telecommunications) in relation to trees on and adjacent to the site have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with details approved under this condition.

Reason: 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.

- 10 Two replacement hawthorn trees are required to be planted to retain the integrity of G2 of the Tree Preservation Order, which would be the subject of this Order. Each tree should be a minimum heavy standard with a stem girth of 12-14 cm at the time of planting. The location for replanting for each replacement tree is to be agreed in writing with the local authority, within 3 months after the tree's removal, with tree planting being undertaken in the first available planting season following removal. Each replacement tree shall be planted in accordance with BS8545:2014 'Trees: from nursery to independence in the landscape Recommendations', BS:3936:1992 Part 1 of Part 4: 'Nursery Stock- Specification for trees and shrubs' and BS5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.

If the replacement tree is removed, uprooted, destroyed, dies or becomes, in the opinion of the local authority, seriously damaged or defective within 5 years of planting, it shall be replaced by another tree of the same species as that originally planted, pursuant to condition 'Tree Replacement'; shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reason: To conserve and safeguard the visual amenities of the locality having due regard to policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

- 11 The proposed 1.8 metre high fencing along the northern boundary with No.29 Leigh Road shown on the 'Proposed Site Plan' shall be erected prior to occupation of the works hereby approved unless otherwise agreed by the Local Planning Authority.

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.