
Site Address:	12 Deanswood Drive, Waterloooville, PO7 7RB		
Proposal:	Re-roof rear dining room roof.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00285	Expiry Date:	15/06/2023
Applicant:	Ms Waters		
Agent:	Mr Foreman	Case Officer:	Denise Sheath
	Critchley Architecture And		
	Design (CAAD) Ltd		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

12 Deanswood Drive, Waterloooville, is a two storey detached dwelling constructed with brown brick with a hung tiled roof with solar panels to a small section of the front roof slope. The property has a integral garage located to the front of the property and a single storey extension located o the rear of the property. The dwellinghouse has a large rear and side garden area due to its corner plot location. The boundary treatment consists of 2m hedging to the front and the western side elevation, with 1.8m close boarded fencing to the rear and eastern side elevation. There is a lot of mature hedging, trees and shrubbery located long the rear boundary within and adjacent the application site.

2 Planning History

92/57364/000 - Remove epicormic growth from Oaks T5 & T7 and reduce crown of Oak T7 by 30%, both trees covered by TPO 1205 PERM - 09/07/1992
03/57364/001 - Application to remove epicormic shoots up to the crown break of 2 Oaks (T5 & T7) subject to TPO 1205. PERM - 23/09/2003
04/57364/002 - Remove dead limb and reduce canopy overhanging house of an Oak tree (T7) of TPO 1205. PERM - 28/01/2005
07/57364/003 - Application to fell a Common Oak tree (T5) subject to TPO 1205. REF - 03/05/2007
07/57364/004 - Crown reduction of 25%, removal of epicormic growth and dead wood 2No. Common Oak trees (T5 and T7) subject to TPO 1205. PERM - 23/11/2007
APP/10/00865 - Application for Non-Material Changes to Planning Permission 07/55343/003 relating to external chimney (Plot 2) and changes to chimney, balcony and garage doors (Plot 3). PERM - 02/12/2010
APP/11/01271 - Fell 1No. Oak tree (T7) subject to TPO 1205 and replant. PERM - 27/09/2011
APP/15/00102 - Removal of epicormic growth below crown level from 1No. Oak subject to TPO 1205. PERM -12/03/2015
APP/20/00403 - Remove epicormic growth on stem of 1No. Oak tree subject to TPO 1205. PERM - 26/06/2020

3 Proposal

Re-roof rear dining room roof.

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

AL1 (Presumption in Favour of Sustainable Development)

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 seeks to re-roof the rear dining room and the supporting information and subsequent emails from the agent recognise the need to protect the surrounding trees, which are subject to Tree Preservation Order 1205.

The areas of existing hardstanding should be retained throughout the development to reduce the impact on the root protection area of the surrounding trees and all works should be undertaken in accordance with British Standards (BS) 5837:2012 – Trees in relation to design demolition and construction – Recommendations. The works should be carried out in accordance with the information submitted and should be secured by condition.

The proposed works, subject to the conditions listed below would ensure the protection of the trees on and off site and would be in accordance with Policy CS16 and DM8 of the Havant Core Strategy (2011).

Recommended Conditions:

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 amended 'Tree Protection Measures' provided by Critchley Architecture and Design Ltd and the details listed in the email to case officer on 24.05.2023 and 25.05.2023.

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.

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: 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) Effect on TPO 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 proposal is to replace the roof to the existing rear extension. The proposed replacement roof would not increase the existing roof height of 3.8m. The roof material proposed is concrete interlocking tiles to match the existing. The proposed roof replacement will include the installation of 2No. roof lights to the east side of the roof slope and 2no. roof lights to the west side of the roof slope. The proposed rooflights are for the purpose of allowing natural light into the existing extension. The proposed development would not be visible from the public realm due to the location of the extension at the rear of the property. It is not considered that the proposal would have a harmful impact upon the character of the streetscene.

7.4 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

7.5 The proposed replacement roof is a significant distance from the rear facing elevation of the neighbouring property to the north (No.27 Queens Road) and would be screened by the boundary treatment of high hedging and shrubbery along this boundary. It is therefore considered that the proposal would have a minimal and acceptable impact upon this neighbouring property.

- 7.6 The proposed roof replacement would have the most impact on the neighbouring property to the east (No.10 Deanswood Drive). Although the roof would not be increasing in height the installation of 2No. roof lights to the eastern roof slope could be considered to create an element of overlooking. The proposed roof lights would have a height of 3m from the ground floor of the extension, this would ensure that any overlooking concerns are eliminated. The proposal would not create any additional loss of outlook, overshadowing than what is already existing. It is therefore considered the proposed roof alteration would have a limited and acceptable impact upon this neighbouring property.
- 7.7 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) Effect on TPO Trees

- 7.8 The Council's Arborist was consulted as part of the application due to the TPO Trees within the rear garden area of the application site. No objection was raised providing conditions were placed upon the decision notice to ensure the protection of the trees during the construction process of the replacement roof to ensure the safety of the TPO trees.

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 Place be authorised to **GRANT PERMISSION** for application APP/23/00285 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:

Application Form - Received 14 April 2023
Block and Location Plan - Drawing No. 101A - Received 14 April 2023
Existing Floor Plan - Drawing No. 201 - Received 14 April 2023
Existing Elevations of Rear Extension - Drawing No. 301 - Received 14 April 2023
Proposed Floor Plan - Drawing No. 401 - Received 14 April 2023
Proposed Elevations of Rear Extension - Drawing No. 501 - Received 14 April

2023

Tree Protection Measures - Received 20 April 2023

Tree Protection Plan - Drawing No. 23012_102 - Received 20 April 2023

Tree Protection Information Email - Received 25 May 2023

Protective Fencing (Part of Tree Protection Information Email) - Received 25 May 2023

Site Photos (Part of Tree Protection Information Email) - Received 25 May 2023

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 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.

- 5 The development hereby permitted shall only be carried out in accordance with BS5837:2012 and the amended 'Tree Protection Measures' provided by Critchley Architecture and Design Ltd and the details listed in the Tree Protection Information email from the agent Received 25.05.2023.

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.