
Site Address: 17 St Georges Avenue, Havant, PO9 2RU
Proposal: Proposed single storey side and rear extension, following demolition of existing garage and utility.
Application Type: Full Planning Permission
Application No: APP/23/00049 Expiry Date: 21/03/2023
Applicant: Ms.V.MacKenzie/Mr.A.Jones/
Mr.Evans
Agent: Mr Barlow Case Officer: Selina Donophy
The Steven Barlow
Partnership
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site comprises a hipped roof bungalow located on the south side of St Georges Avenue, Havant. This property has a tiled roof with brickwork to the elevations. To the side is a flat roof extension and to the rear roof slope is a flat roof dormer. To both the front and rear are garden areas with mature trees surrounding the site , notably to the front curtilage. The area is predominantly residential in character with the immediate area comprising of detached dwelling houses.

2 Planning History

APP/22/01215 - Prior notification for single storey development extending 7.19 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.70 metres and a maximum height of 3.30 metres. Prior Approval Required and Refused 30/1/23

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APP/23/00094 - Prior notification for single storey development extending 7.19 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.70 metres and a maximum height of 3.30 metres. (Resubmission) Prior Approval Not Required 6/3/23

3 Proposal

Proposed single storey side and rear extension, following demolition of existing garage and utility.

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**

Arboriculturalist

Please consider this email as a consultation response from Arboriculture on the above planning application.

There are a number of trees within the site that could be affected by the proposals. However, no arboricultural information has been submitted for the purpose of determining this application from an arboricultural perspective or to specify sufficient protection measures to minimise the impact of this development during the construction process.

Recommendation:

I raise an objection to the proposals due to insufficient arboricultural information being submitted with the application and the potential impact of the development will have on trees. However, if you are minded to permit the application, I would recommend that a suitably worded pre-commencement condition is imposed requiring the applicant to submit Arboricultural information to demonstrate how the construction will proceed without causing harm to trees.

Case Officer comment: Additional Arb comments received below noting that prior approval has already been received for the construction of the extension . This provides a 'fallback position' whereby the applicant could build the extension without providing tree protection plans.

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.

When first assessing the application the value of the existing trees on site resulted in an objection to the application from the Council Tree Officer based upon the lack of information to ensure their protection. If planning permission were to be granted a pre commencement condition was requested to ensure appropriate arboricultural information be submitted.

However, given the planning approval for application APP/23/00094 it would not seem expedient to object to the application as the principle of the works is accepted. There was no condition relating to the trees on site as part of the decision to APP/23/00094.

Whilst it may not be appropriate to request a suitable pre commencement condition for appropriate arboricultural information with this application, it is still considered appropriate to request appropriate arboricultural conditions to safeguard the amenity value of trees on site.

Recommended Conditions:

Tree Surgery

All works to or affecting trees on or adjoining the site shall be carried out in accordance with the relevant recommendations of BS 3998 1989 (Recommendations for Tree Work).

Reason: To ensure the continuity of amenity value afforded by the tree(s) in question and having due regard to policy DM 8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Tree Protection: Root Protection

All works within the RPA of retained trees involving excavation of soil, including the installation of all services, construction for vehicular drives, parking areas, installation of drop kerbs, foundations, lighting and other hard surfacing (for example) are to be installed in accordance with BS5837:2012 'Trees in relation to design, demolition and construction -Recommendations' and the National Joint Utilities Group (NJUG) 'Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity To Trees'.

Reason: To ensure the trees on site or adjoining the site are not adversely affected by the construction of the development and having due regard to policy DM 8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

J11 Tree protection: no burning

No burning of materials shall take place anywhere on the development site, throughout the period of site clearance and development.

Reason: To protect the health of trees to be retained in the interests of amenity and having due regard to policy DM 8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

Tree protection: earthworks

No changes in levels shall be implemented unless wholly in accordance with the approved details or otherwise approved in writing by the Local Planning Authority.

Reason: To avoid damage to health of existing trees and hedgerows and having due regard to policy DM 8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Councillor Imogen Payter

No comment received

Councillor Phil Munday - St Faiths

No comment received

Councillor T Pike - St Faith's

No comment received

County Ecologist

I have no comments to make on ecological matters. I am content that the proposed single-storey extension is unlikely to result in impacts to protected or notable species. If you have any queries please don't hesitate to contact me

Hampshire Biodiversity Information Centre

Within 50m Breeding Swifts

Officer Comment: It is not anticipated that the proposed works would impact the protected species.

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: 7

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) Trees
- (v) Ecology

(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 storey side and rear extension following the demolition of the existing garage and utility room. The proposed extension would have a width of approximately 6 metres and a total depth of approximately 13 metres. It would have a flat roof with a parapet height of 3 metres to the side. The extension would be set back from the front elevation similar to existing and would extend beyond the rear elevation of the main house by approximately 7.2 metres. The front entrance door would be retained alongside a front elevation window which would serve a carer's bedroom. To the rear of that would be a utility room and an ensuite both served by side elevation windows and to the rear of that would be a bedroom served by a corner bi-fold door and window to the rear. Proposed materials include a render finish to the proposed extension. It is also noted that a prior approval application has already been granted under reference APP/23/00094 and this proposal seeks to vary materials. The driveway would also be extended in permeable materials.

7.4 The proposed extension would not be highly visible from the public realm and would not look much different when viewed from the front from what it looks like currently. The proposed extension is deemed to be large in size - when compared with the host dwelling the footprint is not dissimilar to that of the main house. Whilst this is noted, it is also understood the applicant requires this additional space due to the needs of the applicant who has a disability. The proposed extension would be positioned in a way in which it is not considered to overwhelm the host dwelling and could be seen as a subservient addition. As stated above it would be located out of view from the public realm with some degree of screening from surrounding trees and foliage. There would also be adequate garden space retained to meet the Havant Design Guide standards. Proposed materials include smooth render in off white - the majority of this would not be highly visible from the public realm and is considered to be acceptable in appearance. The extension would allow for a carers bedroom and separate access however would remain incidental to the main dwelling via linked internal doorways and shared use of the kitchen. This would not be CIL liable as it is an extension and not a separate unit of accommodation. A condition would link the use to the main dwelling.

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 west of the application site is no 1 Warblington Avenue . This property has a linked outbuilding to the side of the main house adjacent with the boundary shared with no 17. It is noted there is already a garage in place at no 17 which would be removed to make way for the proposed extension. Whilst there would be an increase in the height of the extension side elevation wall , it is not considered that this would result in harm to the amenity of no 1 , with the extension retaining some set off from the shared boundary. As noted above the principle for this development has already been agreed under APP/23/00094 under the Prior Approval scheme where no objections were received.
- 7.7 To the east of the application site is no 19 St George's Avenue . The proposed extension would be located on the other side of the plot away from no 19 and therefore no harm to amenity has been identified.
- 7.8 To the rear of the site is no 2 Ryecroft . The proposed extension would remain some level of separation distance between the rear boundary shared with no 2 and any windows and doors would be located at ground floor level and therefore would not overlook back towards no 2.
- 7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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

- 7.10 There are several mature trees within close proximity of the site. The Arboricultural Officer originally requested tree protection plans for this site however further consideration has been given regarding the context of the site whereby prior approval has already been granted for the extension under APP/23/00094 and therefore the extension could be built without supplying these plans. The Arboricultural Officer has requested an alternative list of conditions to ensure that construction is undertaken with the health of the trees in mind and these will be applied to this permission.

(v) Ecology

- 7.11 The County Ecologist has been consulted in regards to this proposal and is content that the proposal would not result in harm to notable or protected species and therefore has no objection to uphold.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/23/00049 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:

0751-01/02.001.02 21-01-23	LOCATION AND BLOCK PLAN
0751-01/02.004.02 21-01-23	PROPOSED SITE PLAN (PARTIAL) & GROUND FLOOR PLANS
0751-01/02.004.02 01 21-01-23	PROPOSED SITE PLAN (FULL PLAN)
0751-01/02 005.01 20-01-23	PROPOSED FIRST FLOOR LEVEL & MAIN ROOF PLANS
0751-01/02 006.02 21-01-23	EXISTING AND PROPOSED ELEVATIONS
Bellus Double Wheelie Bin and 2 Recycling Box Storage Unit	
3 bike shed model Elevations and Section	
Bike Shed Plan	

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 Tree Surgery

All works to or affecting trees on or adjoining the site shall be carried out in accordance with the relevant recommendations of BS 3998 1989 (Recommendations for Tree Work).

Reason: To ensure the continuity of amenity value afforded by the tree(s) in question and having due regard to policy DM 8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

5 Tree Protection: Root Protection

All works within the Root Protection Areas of retained trees involving excavation of soil, including the installation of all services, construction for vehicular drives, parking areas, installation of drop kerbs, foundations, lighting and other hard surfacing (for example) are to be installed in accordance with BS5837:2012 'Trees in relation to design, demolition and construction -Recommendations' and the National Joint Utilities Group (NJUG) 'Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity To Trees'.

Reason: To ensure the trees on site or adjoining the site are not adversely affected by the construction of the development and having due regard to policy DM 8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

6 Tree protection: no burning

No burning of materials shall take place anywhere on the development site, throughout the period of site clearance and development.

Reason: To protect the health of trees to be retained in the interests of amenity and having due regard to policy DM 8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

7 Tree protection: earthworks

No changes in levels shall be implemented unless wholly in accordance with the approved details or otherwise approved in writing by the Local Planning Authority.

Reason: To avoid damage to health of existing trees and hedgerows and having due regard to policy DM 8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

8 The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.

Reason: The unit of accommodation would lack adequate garden and internal amenity space resulting in an unsatisfactory form of development which would not accord with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.