
Site Address: 2 Richmond Gardens, Crofton Close, Waterlooville, PO7
5BJ
Proposal: Single storey flat roof rear extension.
Application No: APP/21/00141 Expiry Date: 16/04/2021
Applicant: Mr P Elson
Agent: Mr M Singleton Case Officer: Denise Sheath
Ward: Purbrook

Recommendation: **GRANT PERMISSION**

1 Site Description

2 Richmond Gardens, Crofton Close, Waterlooville, is a two storey semi-detached property constructed with yellow/brown brick with pitched hung tiled roof, the property has an attached single storey garage and a hardstanding to the front serving both No.1 and No.2 enclosed by wooden fencing.

Note - Due to Coronavirus a site visit was not possible but the applicant/agent supplied photos of the application site which have been used to inform this decision.

2 Planning History

APP/11/01356 - Crown reduce by 2.5m, crown raise to 4m, rebalance crown on south side and remove growth either side of trunk 1No. Sycamore tree subject to TPO 1610., PERM,07/10/2011

APP/21/00029 - Prior notification for single storey development extending 3.5 metres beyond the rear wall of the original dwelling, incorporating a maximum height of 3 metres and an eaves height of 3 metres., WD,02/02/2021

3 Proposal

Single storey flat roof rear 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

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 tree statement is extremely vague and refers to a tree that may be on site or adjacent.

We would require a greater depth of information than currently provided - location plan to scale with tree RPA.

Further Comments following receipt of further tree information:

Now that they have been clear in relation to the tree and provided info, I raise no arb objection to the application.

An advisory would be prudent if permission is given stating that there is a TPO tree on site to the front of the dwelling and no materials should be kept within its root protection area and that no works can take place without an application.

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 upon TPO Tree

- (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 application is for a single storey rear extension due to its location to the rear the proposal would not be visible from the public realm. It is therefore considered there would be minimal impact on the existing street scene. The rear element of the proposal extends across the width of the property (7.4 metres) with a depth of 3.5 metres on the western side reducing to 2.1 metres on the eastern side attaching to the rear wall of the attached garage. It has a flat parapet roof with a maximum height of 3 metres with the addition of one roof lantern with a maximum height of 3.3 metres.
- 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 extension would have a significant distance from the rear facing elevations of the neighbouring properties to the rear, they would be mainly screened by the outbuildings within their rear boundaries and the 1.8 metre wooden fencing boundary treatment, therefore any impact upon these neighbouring properties would be considered acceptable.
- 7.6 The proposed extension will extend a further 2.1 metres in depth from the rear wall of the existing garage with a 0.2 metre gap from the shared boundary with No.3. The properties at No.2 and No.3 are attached by their garages, the proposal would have a distance of 2.7metres from the main dwellinghouse, there are to be no windows or doors inserted into the side facing elevation. Therefore the proposal would have a limited and acceptable impact upon this neighbouring property.
- 7.7 The extension is to be sited close to the boundary with No. 1, there will be no windows or doors to be inserted along this elevation. A 45 degree test has been carried out to assess the impact on light to the rear elevation of No.1. It is accepted that there will be a slight increase in loss of light to the window to the kitchen in the mornings, however the French doors will not be impacted. Furthermore it is not considered that this minimal increase in light reduction could justify the refusal of this application. It is noted no letters of objection were received with respect to the scheme.
- 7.8 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) Effect upon TPO Tree

- 7.9 A TPO tree is located adjacent to the front of the application site, after a consultation with the Council's Arborist an Informative has been placed on the decision advising no materials are to be stored prior to, during or after construction within the root protection area of the TPO'd tree.

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/21/00141 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 05 February 2021

Tree Statement - Received 19 February 2021

Tree Information - Received 09 March 2021

Location Plan - Received 19 February 2021

Existing and Proposed Floor Plans and Elevations - Received 05 February 2021

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.